



# Retail for lease



Brentwood Center

SWC Federal Blvd & Evans Ave | Denver, CO

## Property Highlights

- 3,420 SF - 10,680 SF retail available now
- Co-tenants include Chipotle, T-Mobile, Save-a-Lot, Family Dollar, Huntington Bank, and more!
- Highly visible monument sign along Federal Blvd offering daily exposure to 60,000 vehicles
- Affluent area with strong demographics

## Contact

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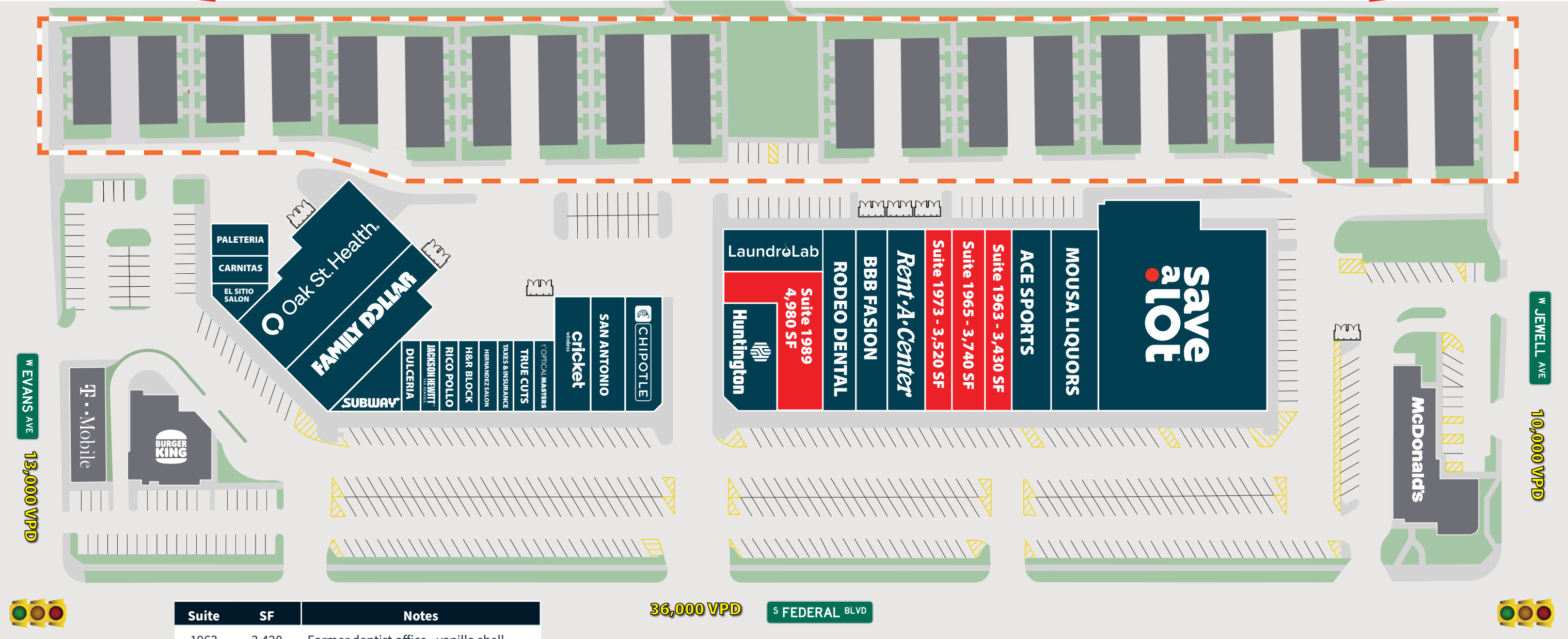
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Site plan

Multifamily project under construction features 98 dwellings across 20 buildings



| Suite | SF    | Notes                                 |
|-------|-------|---------------------------------------|
| 1963  | 3,420 | Former dentist office - vanilla shell |
| 1965  | 3,740 | Former Cricket Mobile                 |
| 1973  | 3,520 | Former nail salon                     |
| 1989  | 4,980 | Office or retail space                |





## Demographics

|                      | 1 mile   | 3 miles  | 5 miles   |
|----------------------|----------|----------|-----------|
| Population           | 23,754   | 161,584  | 439,667   |
| Households           | 7,941    | 62,491   | 195,615   |
| Avg Household Income | \$77,939 | \$96,481 | \$111,998 |
| Daytime Workers      | 18,520   | 156,669  | 538,224   |

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