

Quebec Square

3890 QUEBEC ST DENVER, CO 80238

SH

SullivanHayes
BROKERAGE



Property Details

- 4,428 SF building for sale or lease, former urgent care, can be demised
- Prime retail area surrounded by restaurants, shops, and services, driving high foot traffic and visibility
- Easy access to I-70 and proximity to downtown Denver and Central Park
- Join Walmart, Home Depot, Sam's Club and other national retailers

BRYAN SLAUGHTER

303.370.7459

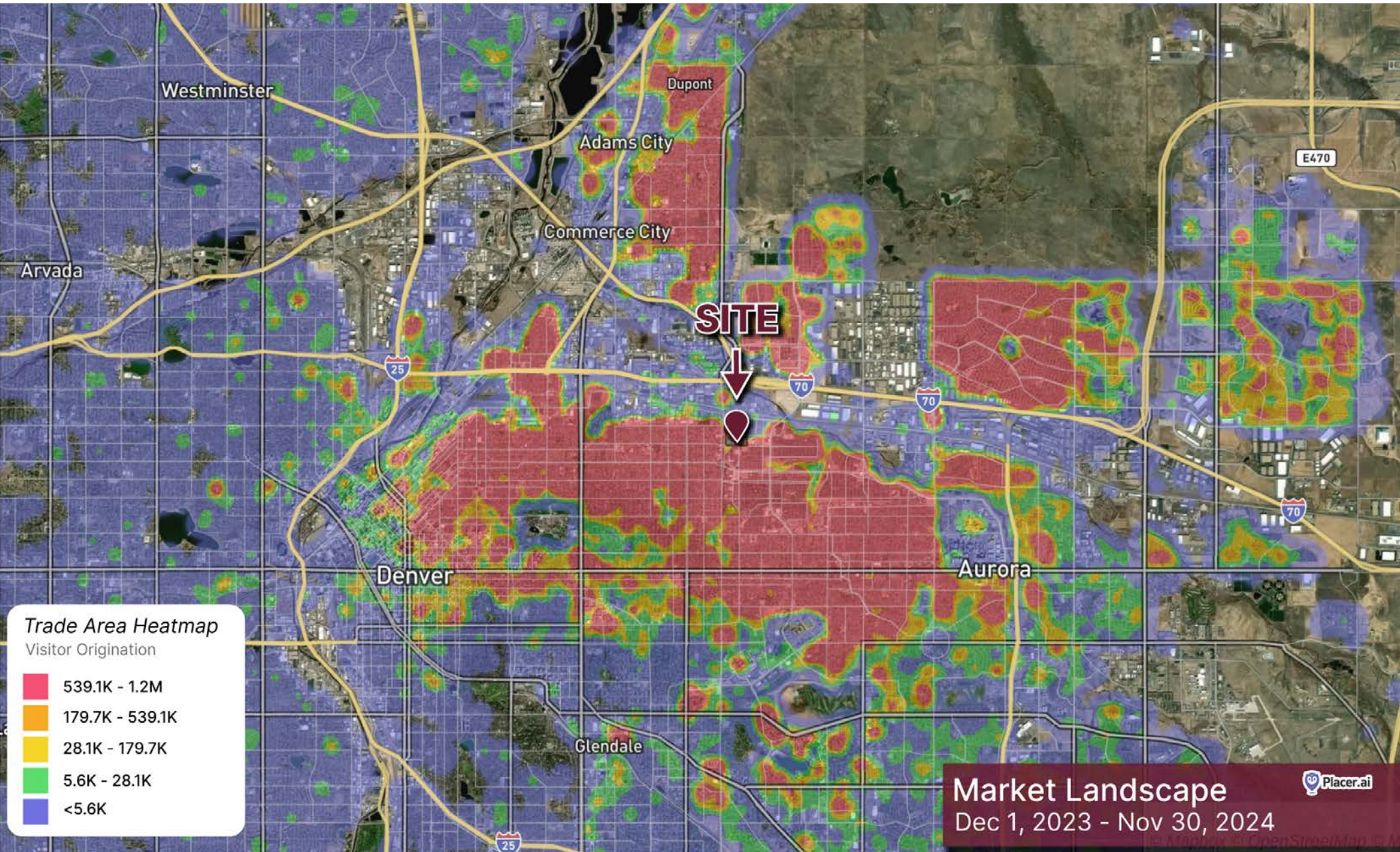
bslaughter@sullivanhayes.com

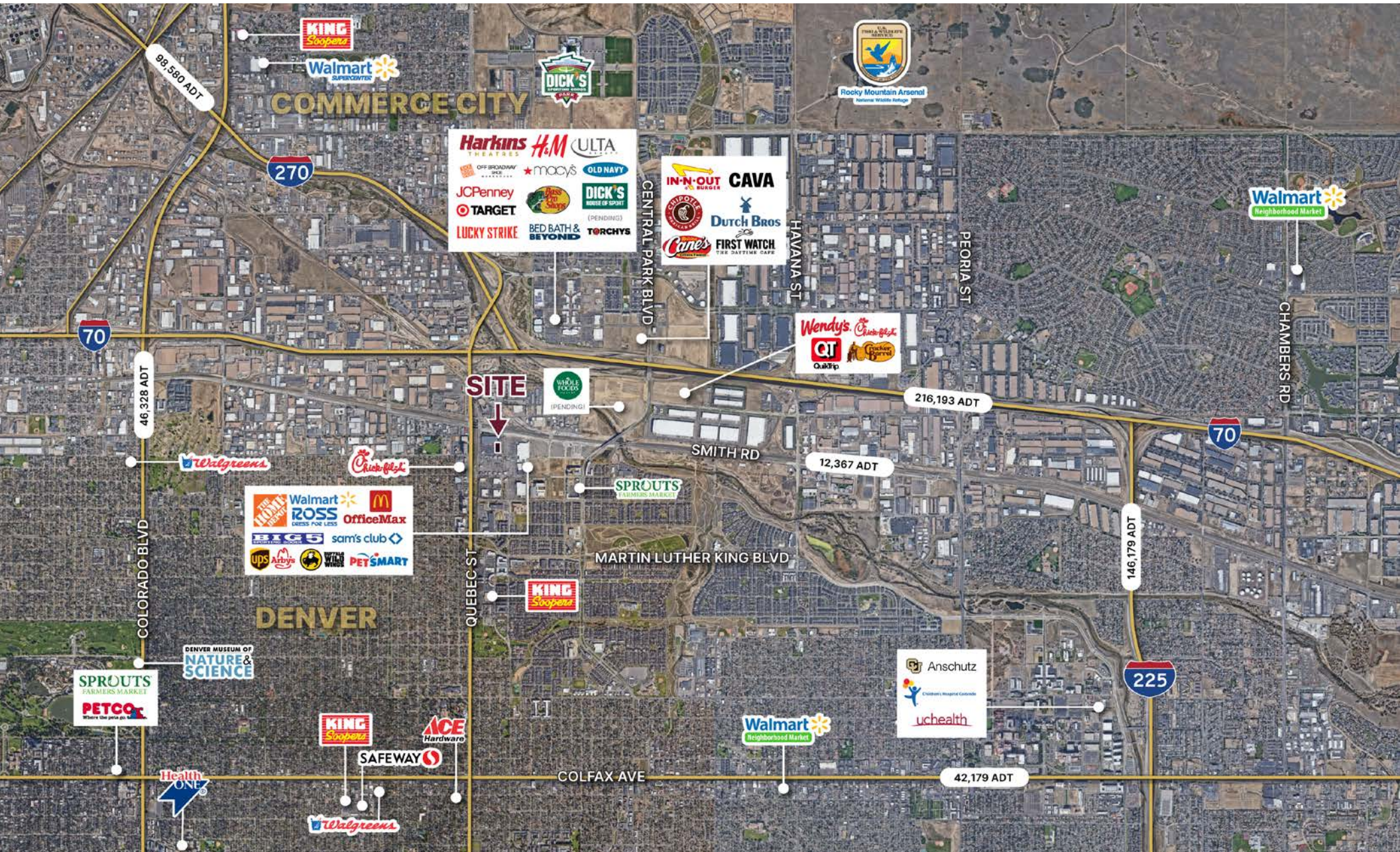
SPENCER MORRISSEY

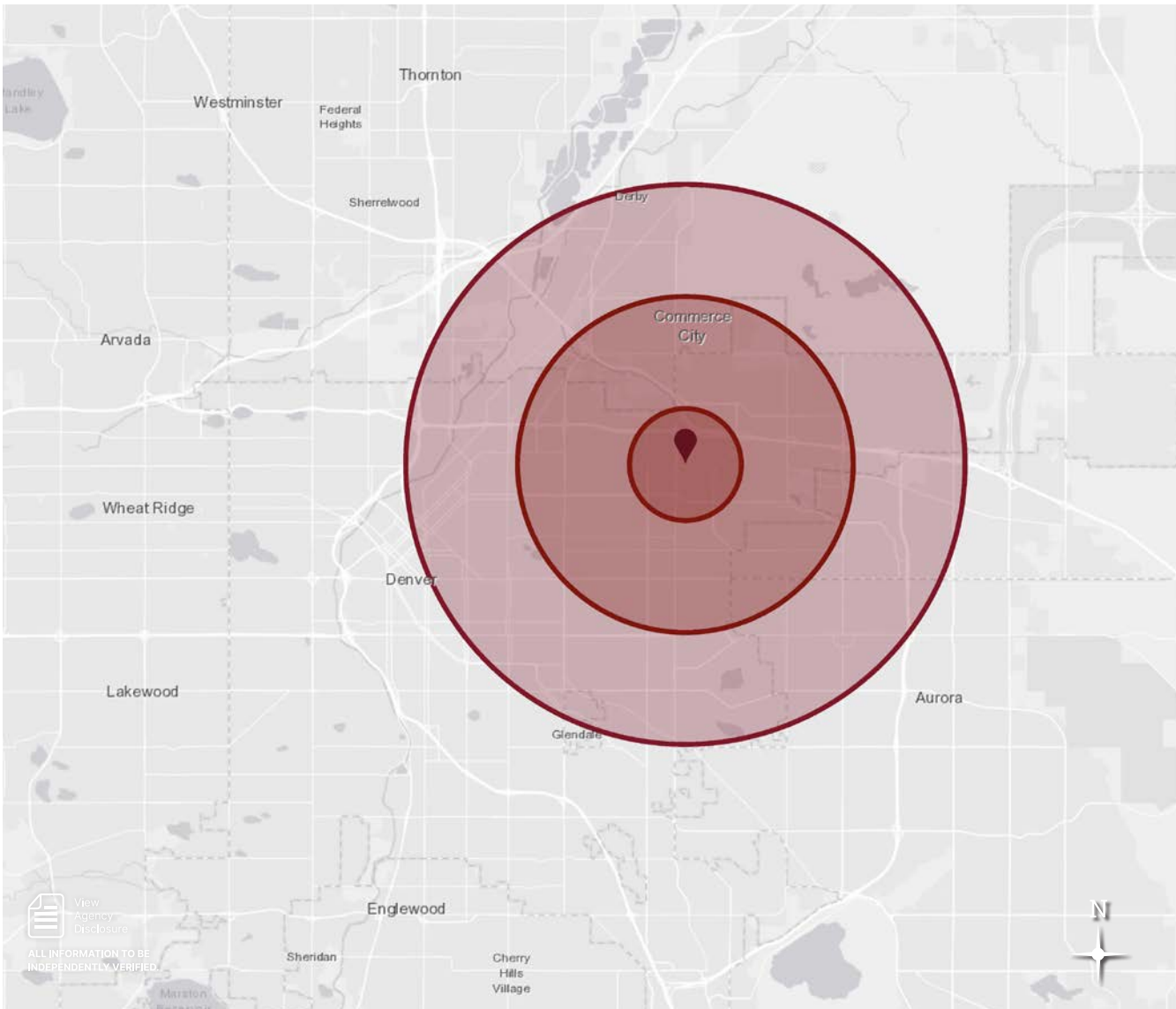
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DEMOGRAPHICS

 TOTAL POPULATION	1M	11,628
	3M	121,920
	5M	383,472
 AVERAGE ANNUAL INCOME	1M	\$168,293
	3M	\$155,629
	5M	\$132,313
 DAYTIME POPULATION	1M	15,144
	3M	78,042
	5M	266,120

SOURCE: ESRI 2024

TRAFFIC COUNTS

- ➔ **I-70 EAST OF QUEBEC ST**
155,000 ADT (ESRI 2022)
- ➔ **SMITH RD WEST OF QUEBEC ST**
5,901 ADT (ESRI 2021)
- ⬆ **QUEBEC ST NORTH OF SMITH RD**
58,000 ADT (ESRI 2022)
- ⬇ **QUEBEC ST SOUTH OF SMITH RD**
41,586 ADT (ESRI 2018)



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