

Safeway Shopping Center

W 44th Ave & Lowell Blvd | Denver, CO



AVAILABLE

1,357 SF

RATE

Contact Broker

NNN

\$6.64/SF

ABOUT THE PROPERTY

- Great location in the Denver metro area
- Excellent access and parking
- Densely populated area
- Pylon signage available
- Anchored by Safeway
- Center benefits from being one of the only grocers in the immediate area

TRAFFIC COUNTS

W 44th Avenue
Lowell Boulevard

Year: 2025 | Source: drcog

9,249 VPD
10,814 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Current Population	22,651	169,969	453,402
Total Households	10,674	82,465	211,165
Average HH Income	\$180,686	\$143,562	\$127,168
Daytime Population	18,391	201,944	568,294

Year: 2025 | Source: esri

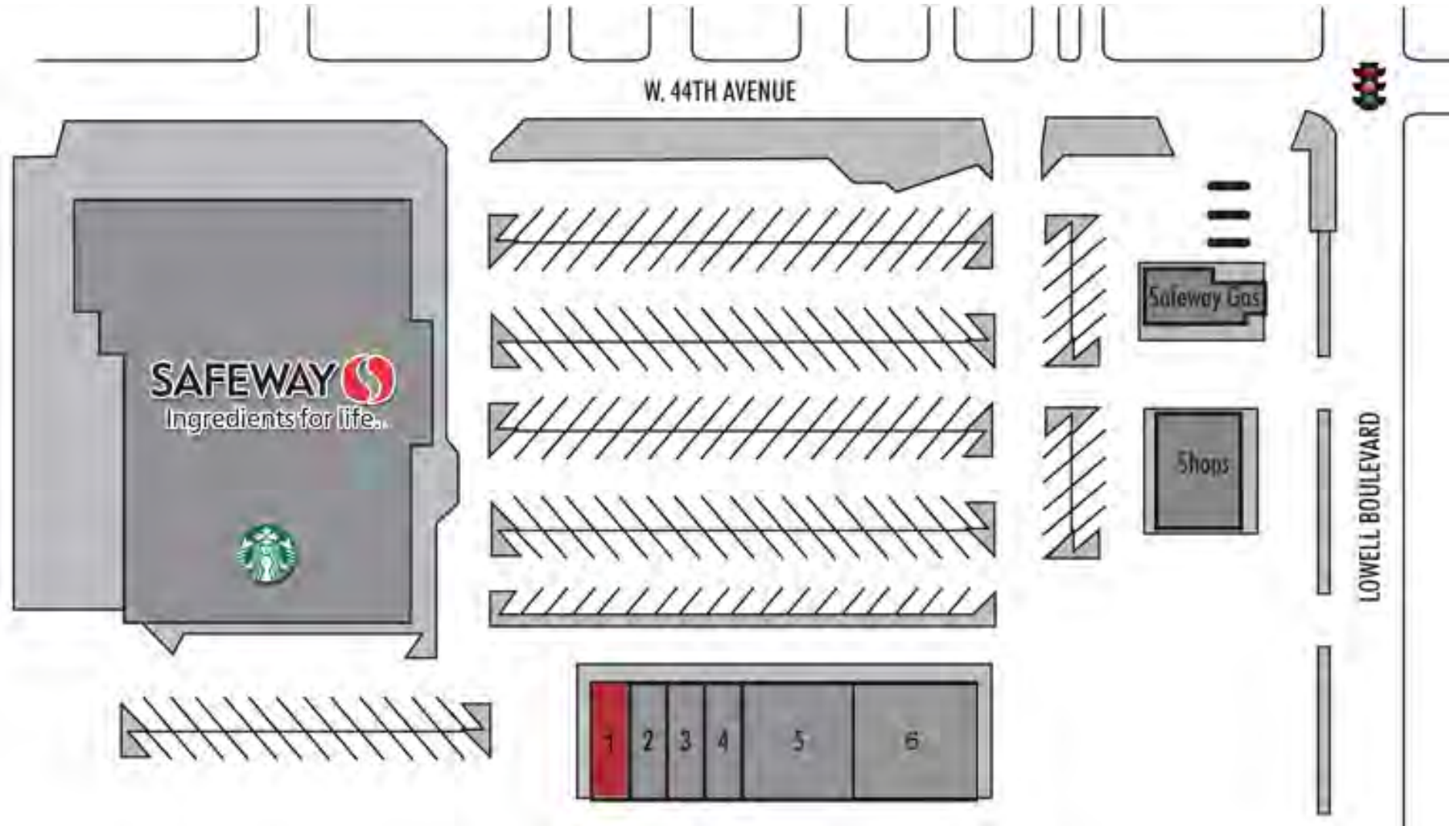
CONTACT

Tony Pierangeli
303.390.5257
tony.pierangeli@srsre.com

Joe Beck
303.295.4835
joe.beck@srsre.com

Site Plan

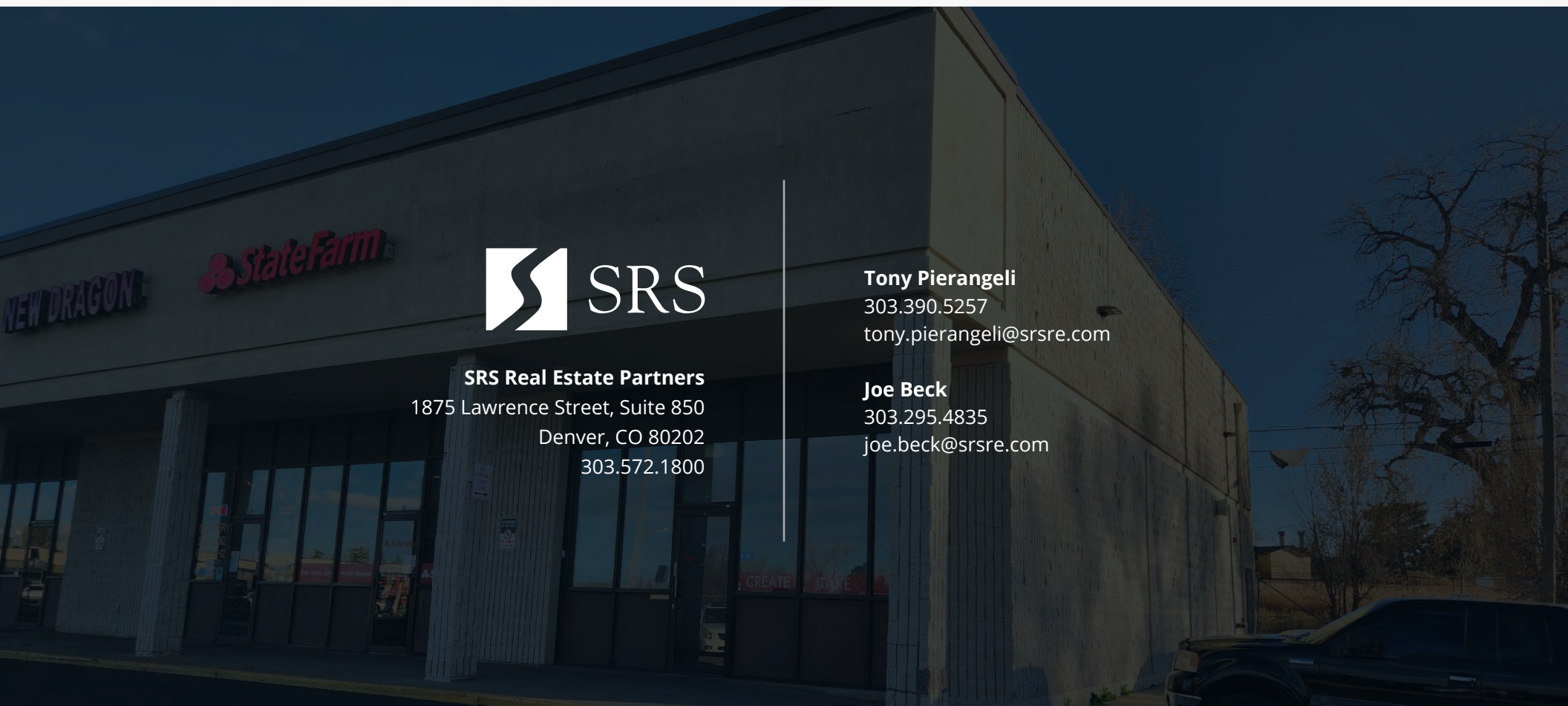
W 44th Ave & Lowell Blvd | Denver, CO



#	Tenant
1	AVAILABLE - 1,357 SF
2	State Farm Insurance
3	New Dragon Chinese Restaurant

#	Tenant
4	Great Clips
5	Denver Motor Vehicle
6	Anytime Fitness





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Tony Pierangeli
303.390.5257
tony.pierangeli@srsre.com

Joe Beck
303.295.4835
joe.beck@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.