



550

South Colorado Boulevard

Denver, Colorado 80246

Retail Pads for Ground Lease

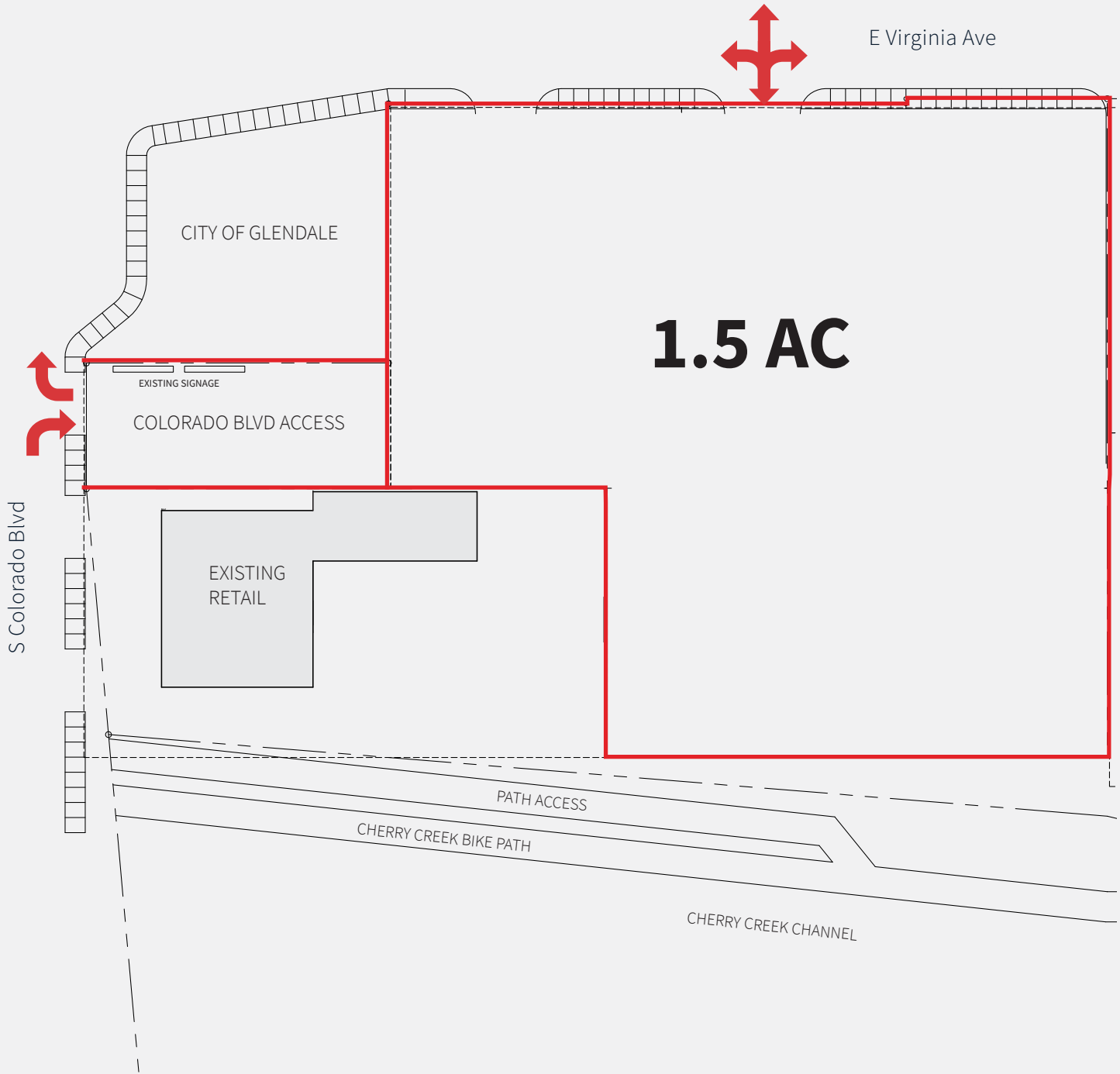
1.5 Acres (Divisible)



Aerial



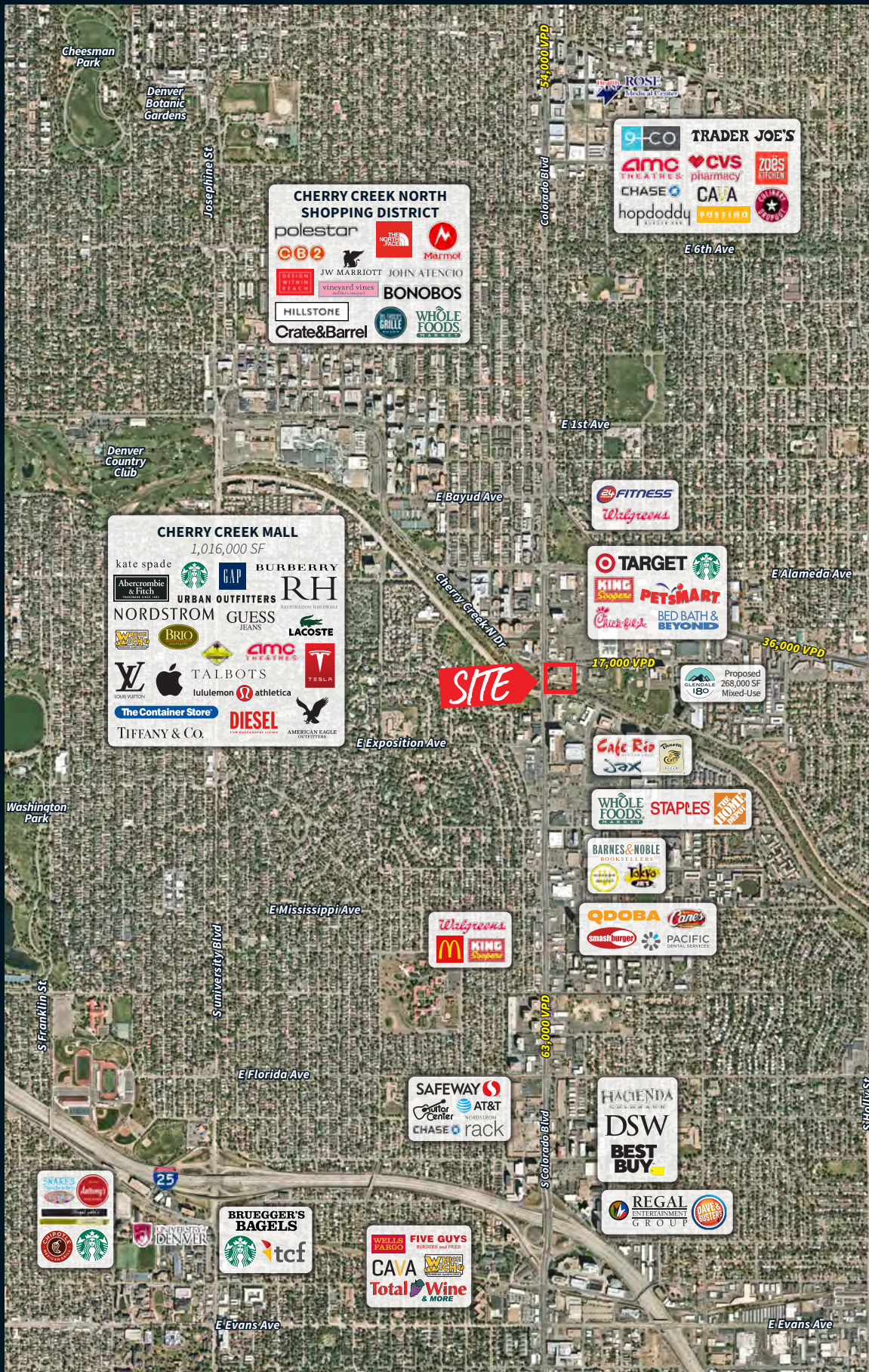
Development Plan Option



Rare Large-Acre Site on Colorado for Lease

Rare Colorado Boulevard frontage and extremely rare frontage on the Cherry Creek to the south with the existing and popular Cherry Creek Bike Trail. This is one of the few sites on Colorado Boulevard available for development. Just to the east of the exclusive Cherry Creek Shopping District, this portion of Colorado Boulevard is the premier retail street on the east side of Denver.

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|---------------------|--|
| Address | 550 S. Colorado Blvd Glendale, CO |
| Location | SEC Colorado Blvd & Virginia Ave |
| Pad Sites | 1.5 AC (Divisible) |
| Zoning | Regional Retail & Commercial PUD: Eating & Entertainment Overlay District |
| Jurisdiction | City of Glendale, Colorado |



Demographics



221,672

Population



116,880

Households



\$116,760

Average Household Income



\$83,672

Average Disposable Income



127,689

Employees



12,079

Businesses

Demographics taken within a 3 mile radius of the property
Source: ESRI, 2021



Sam Zaitz

+1 303 931 1201
sam.zaitz@am.jll.com

Jeffrey Feldman

+1 720 418 8053
jeff.feldman@am.jll.com

Lorenzo Harris

+1 720 418 8054
lorenzo.harris@am.jll.com

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