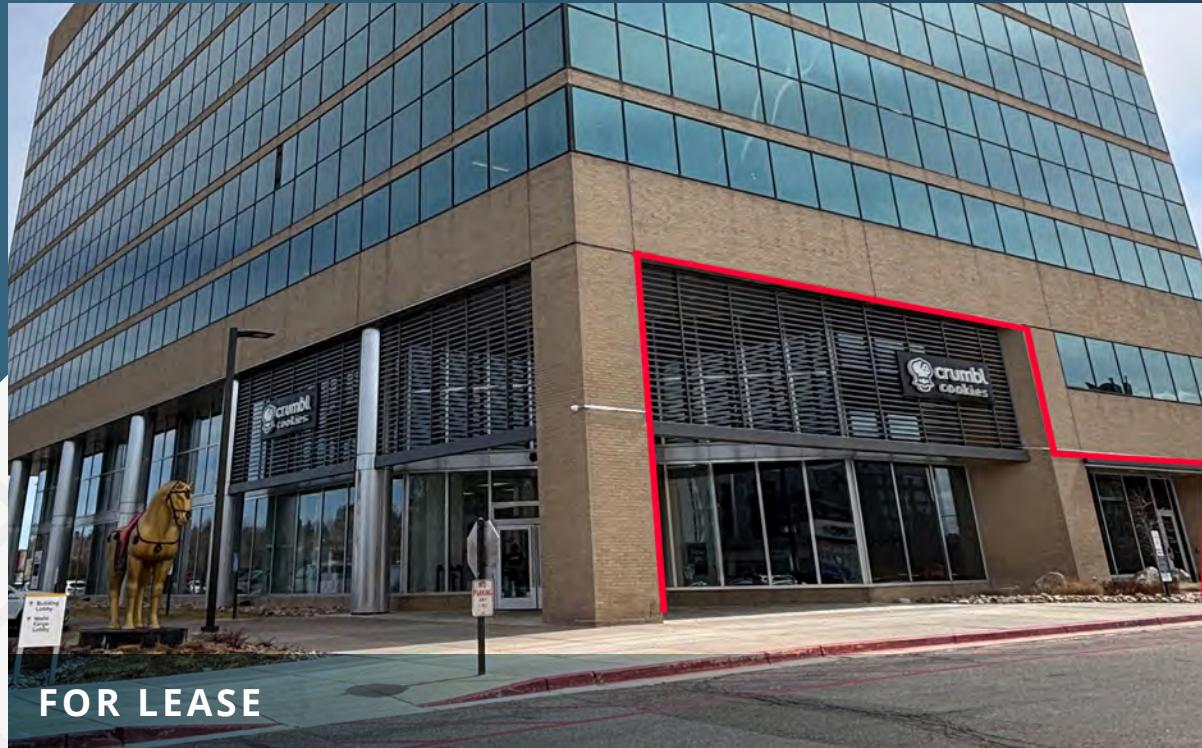


Restaurant Opportunity

400 S Colorado Blvd | Denver, CO 80246



AVAILABLE

2,295 SF

TYPE

2nd Gen Quick Serve Restaurant

RATE

\$55.00/SF

NNN

\$7.99/SF

ABOUT THE PROPERTY

400 S. COLORADO BLVD offers a rare 2nd generation restaurant opportunity fronting busy Colorado Boulevard Corridor. The property is located in a strong infill sub-market that is easily accessed from the entire metro area. 400 S. Colorado is located in the city of Glendale and is less than 5 miles from the downtown core and less than 2 miles from Interstate 25. The property is adjacent to some of the city's wealthiest neighborhoods and is less than one mile from Cherry Creek, which is home to Denver's most upscale shopping district.

TRAFFIC COUNTS

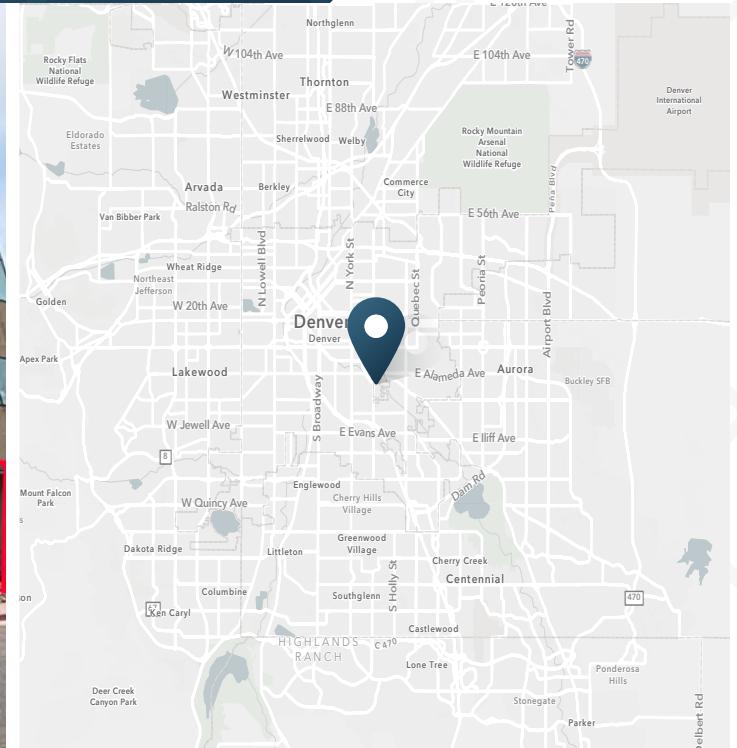
S Colorado Blvd

47,000 VPD

E Alameda Ave

34,441 VPD

Year: 2024 | Source: Esri



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,773	223,712	551,505
Daytime Population	42,565	259,965	697,055
Avg. Household Income	\$171,701	\$152,267	\$137,350
Estimated Households	12,115	115,592	261,492

Year: 2024 | Source: Esri

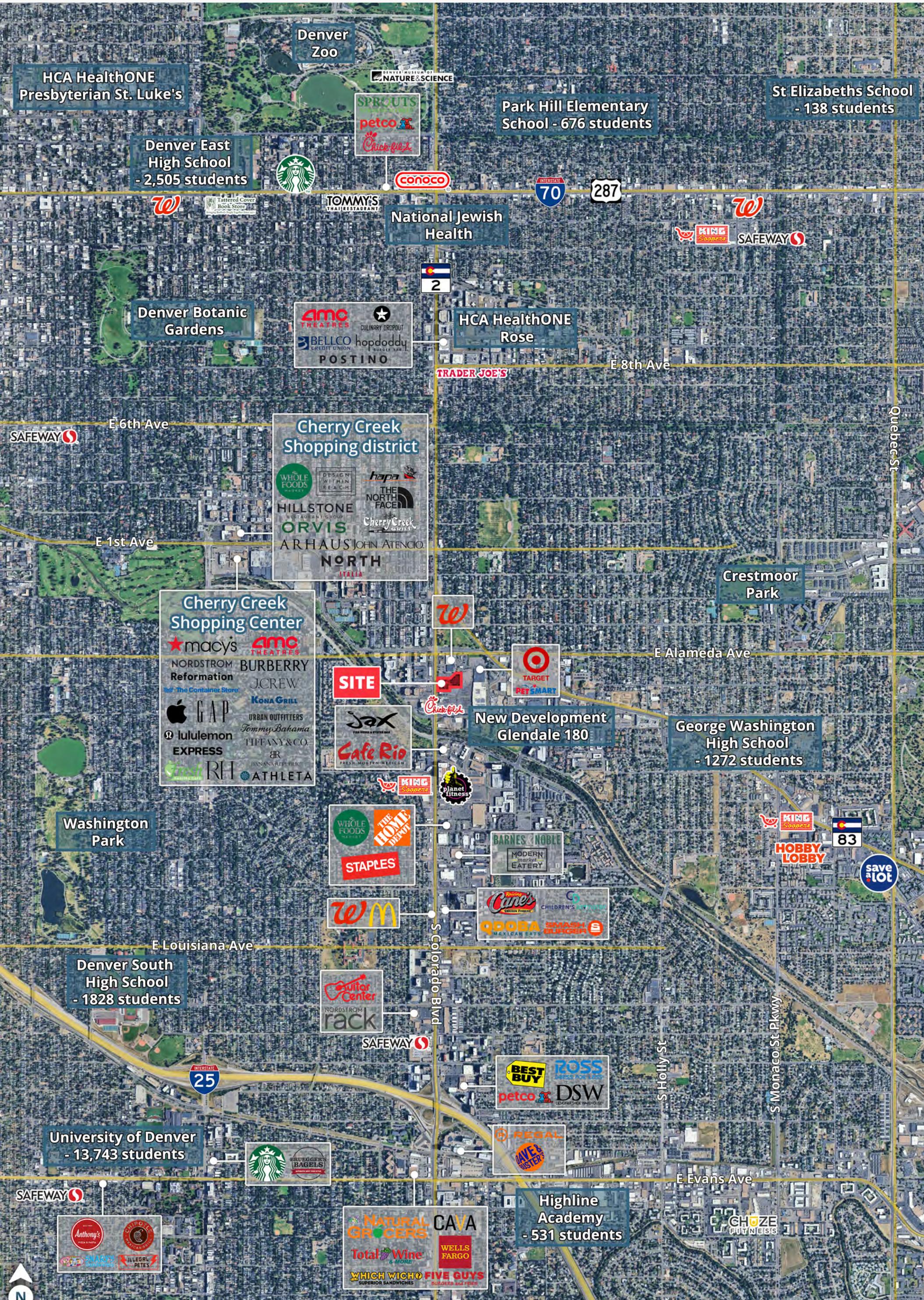
CONTACT

Tami Lord | 303.390.5244
tami.lord@srsre.com

Tony Pierangeli | 303.390.5257
tony.pierangeli@srsre.com

Trade Area

Denver, CO



Trade Aerial Zoom

400 S Colorado Blvd | Denver, CO 80246



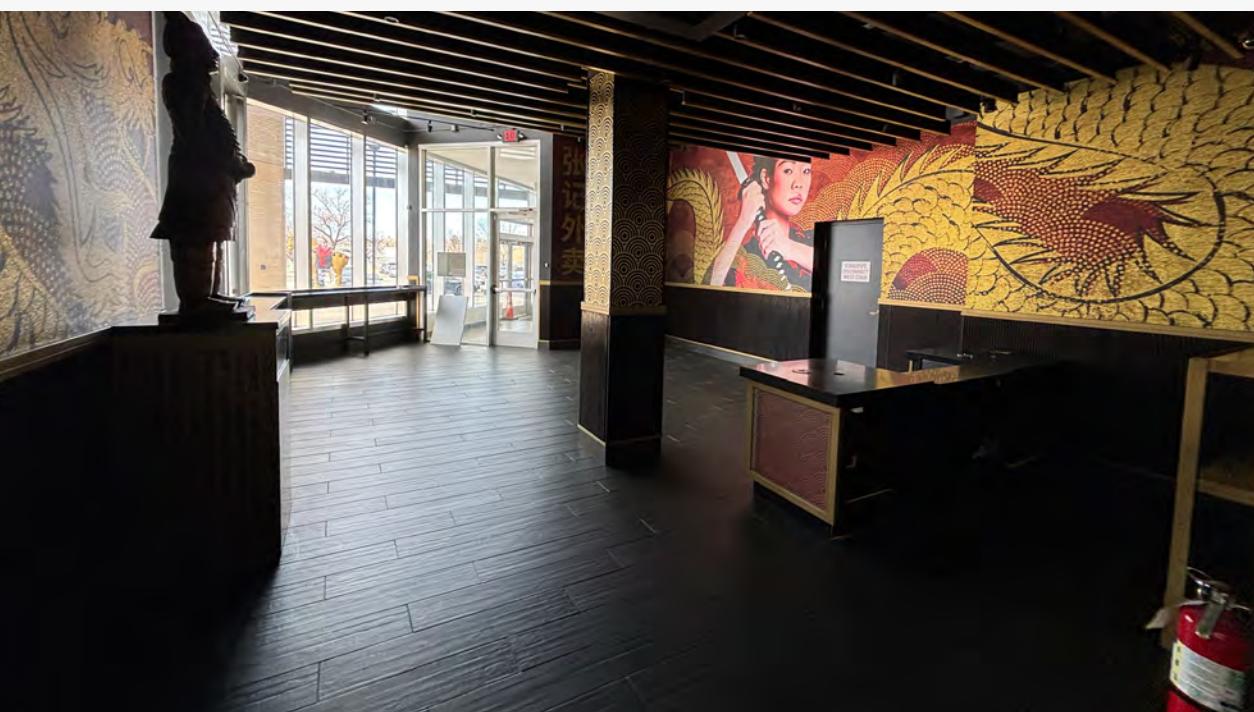
Ingress/Egress

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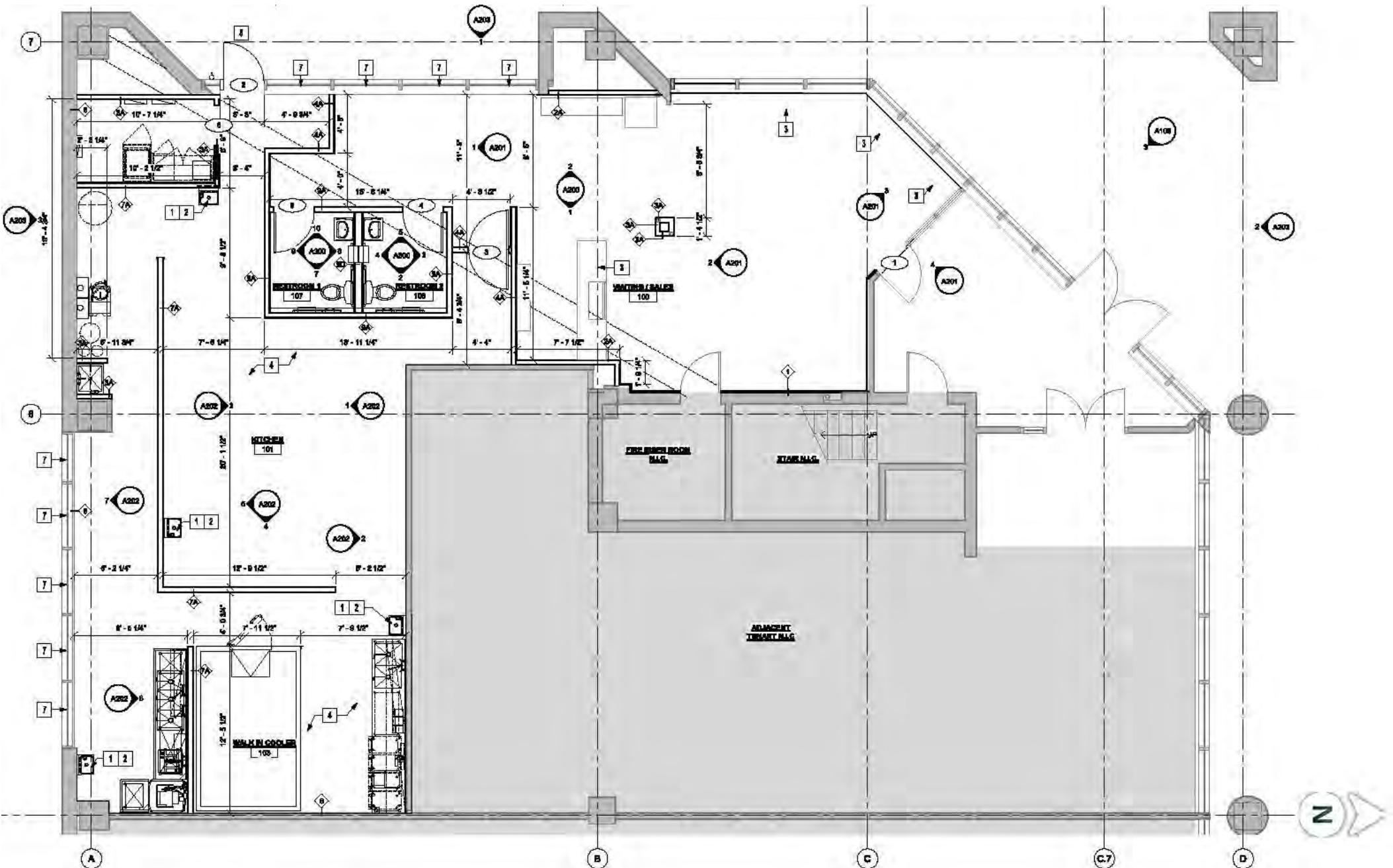
Photos

400 S Colorado Blvd | Denver, CO 80246



Layout

400 S Colorado Blvd | Denver, CO 80246



Disclaimer: Layout is provided for general planning purposes only and should not be relied upon as exact. Tenant must independently verify the actual layout and dimensions.

Parking

400 S Colorado Blvd | Denver, CO 80246



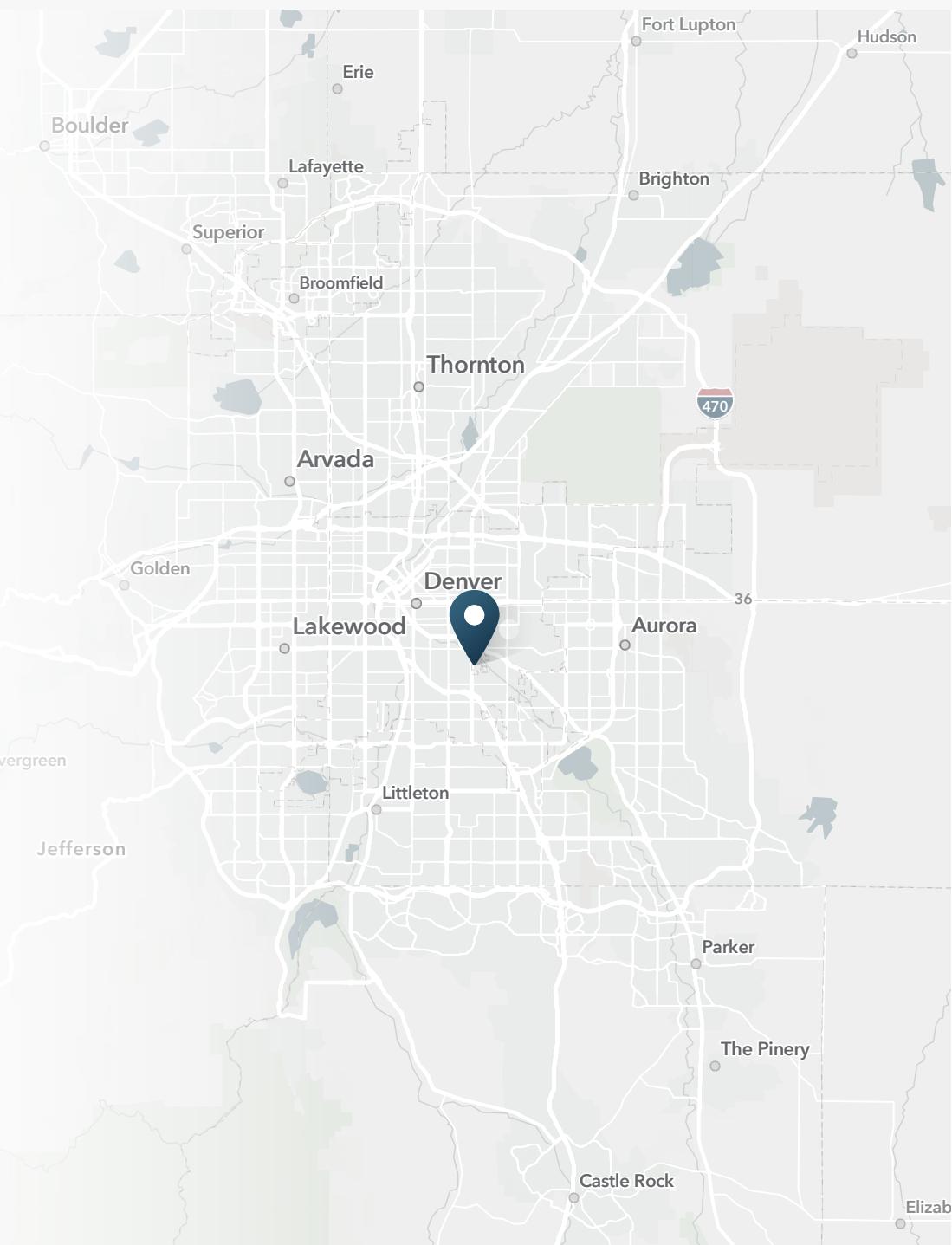
Demographics

400 S Colorado Blvd | Denver, CO 80246



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	21,773	223,712	551,505
2029 Projected Population	22,577	228,249	578,129
Projected Annual Growth 2024 to 2029	0.73%	0.40%	0.95%
Daytime Population			
2024 Daytime Population	42,565	259,965	697,055
Workers	34,353	178,149	475,934
Residents	8,212	81,816	221,121
Income			
2024 Est. Average Household Income	\$171,701	\$152,267	\$137,350
2024 Est. Median Household Income	\$101,327	\$96,413	\$88,174
Households & Growth			
2024 Estimated Households	12,115	115,592	261,492
2029 Projected Households	12,688	118,607	276,564
Projected Annual Growth 2022 to 2027	0.93%	0.52%	1.13%
Race & Ethnicity			
2024 Est. White	77%	75%	63%
2024 Est. Black or African American	4%	6%	10%
2024 Est. Asian or Pacific Islander	4%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	15%	14%	21%
2024 Est. Hispanic	13%	12%	22%



➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS

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