

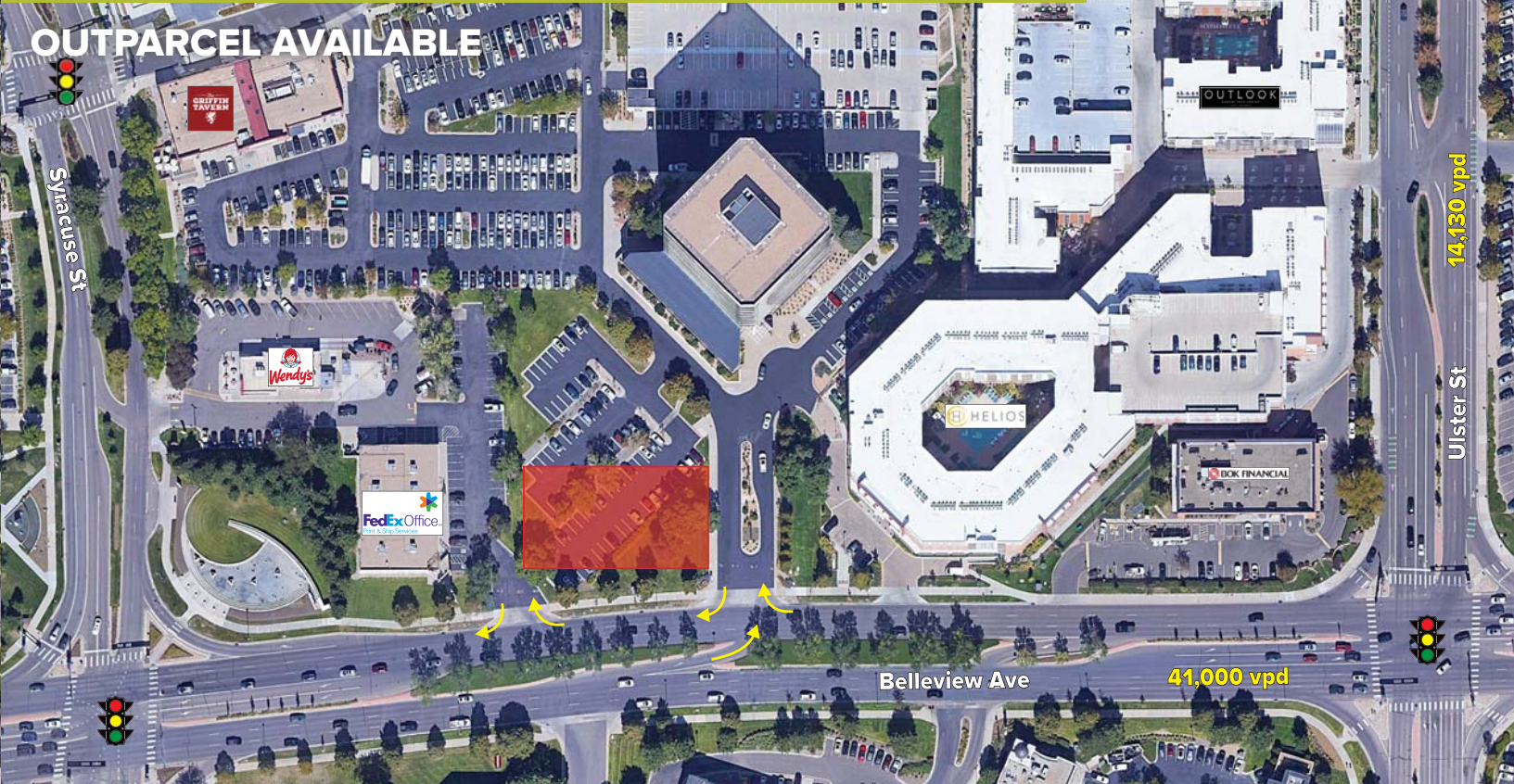
# LOCATION



# DENVER TECH CENTER PAD

Greenwood Village, Colorado 80111

**OUTPARCEL AVAILABLE**



## HIGHLIGHTS

**GROUND LEASE OR BTS (ONLY) PAD SITE OPPORTUNITY**

**UP TO 2,400 SF** BUILDABLE SPACE

HIGH VISIBILITY AND **GREAT ACCESS FROM BELLEVUE AVENUE**

IN THE **HEART OF THE DENVER TECH CENTER**

*NO FOOD OR DRIVE THRU*

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**LEGEND**  
PARTNERS ■■■■

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## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
2021 EST. POPULATION	13,485	96,351	307,968
2026 PROJECTED POPULATION	15,902	101,643	324,040
2021 EST. DAYTIME POPULATION	72,922	170,835	373,439
2021 EST. AVG HH INCOME	\$117,608	\$153,719	\$127,831
2021 EST. HOUSEHOLDS	7,909	43,040	136,995
2021 EST. BUSINESSES	3,472	10,126	24,265

## TRAFFIC

**BELLEVUE AVENUE**  
41,000 VEHICLES PER DAY

**INTERSTATE 25**  
274,000 VEHICLES PER DAY

PARTNER **XTEAM**  
RETAIL ADVISORS

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# DENVER TECH CENTER



**DOWNTOWN DENVER**

**HYATT REGENCY**

**METRO POINT**

**PENTERRA PLAZA**

**REMAX**

**DENVER MARRIOTT**

**BELLEVUE TOWER**

**HELIOS APARTMENTS**

**DTC PAD SITE**

*Syracuse St*

*Bellevue Ave*

*Uister St*

**BELLEVUE PROMENADE**