

# Cherry Hills Shopping Center

1400 E Hampden Ave, Cherry Hills Village, CO 80113



**FOR LEASE**

## AVAILABLE

#120 - Salon Buildout - 1,090 SF

## BASE RENT

\$30.00/SF

## NNN

\$18.96/SF

## MONTHLY

\$4,447/Month

## CITY/COUNTY

Cherry Hills Village/Arapahoe

## ABOUT THE PROPERTY

- Unit #120: Fully built out salon space with open front area, plumbed with sinks in the rear, and large back office with washer/dryer hookups and farmhouse sink
- Located well to serve the area's affluent neighborhoods (\$152,57 Avg HH income 3 miles) as well as the large daytime employment population (126,375 in 3 miles)
- .37 miles to HCA HealthONE Swedish (408-bed acute care, Level 1 Trauma hospital)

## TRAFFIC COUNTS

W Hampden

59,000 VPD

Year: 2025 | Source: Esri

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,206	108,566	392,546
Total Households	7,624	48,111	74,846
Avg. Household Income	\$125,636	\$152,527	\$141,041
Daytime Population	15,231	126,375	447,846

Year: 2025 | Source: Esri

## CONTACT

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# Cherry Hills Shopping Center - Site Plan

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SUITE	TENANT	SF
150	Lavender Coffee	1,654
140	Pino's Place - Italian Restaurant	2,403
120	AVAILABLE - FORMER SALON	1,090
110	Cherry Hills Sushi Co	1,140
100	Aloy Modern Thai	1,654



# Cherry Hills Shopping Center - Unit #120

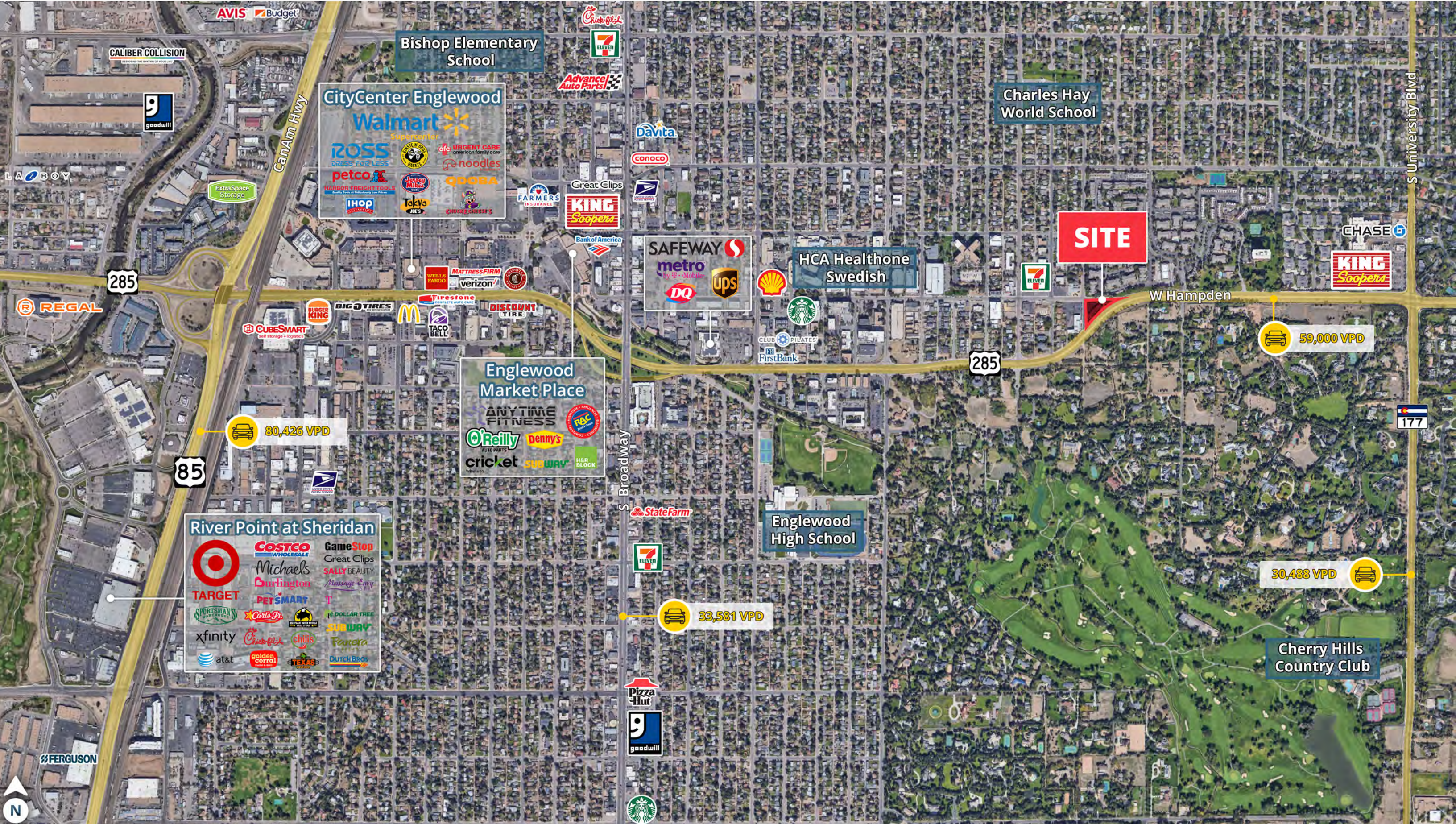
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**AVAILABLE - 1,090 SF - SALON BUILDOUT**  
**\$30.00/SF + \$18.96/SF NNN - \$4,447/MONTH**









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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

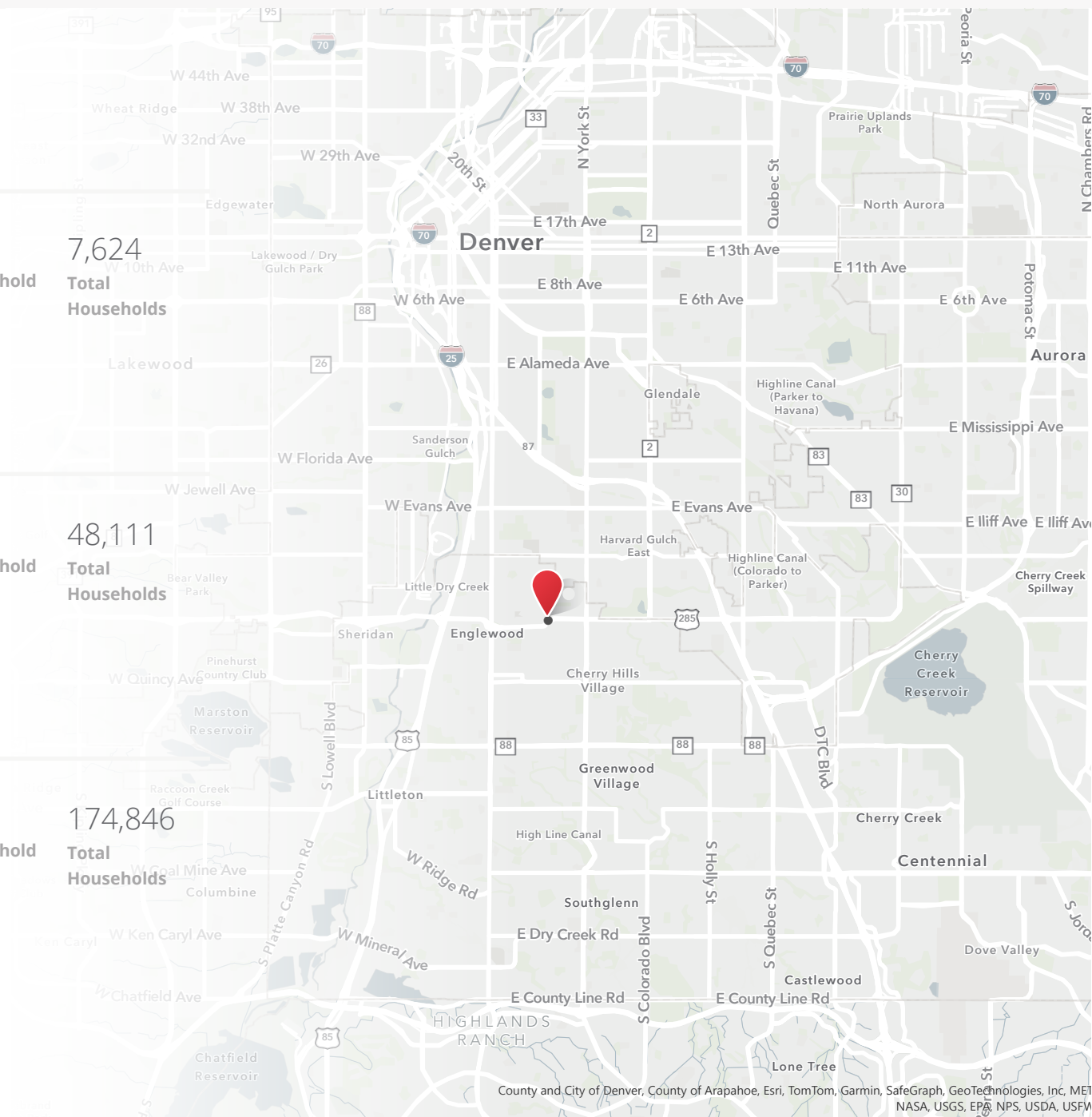
15,206 Population	15,231 Total Daytime Population	\$125,636 Average Household Income	7,624 Total Households
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### 3 MILES

108,566 Population	126,375 Total Daytime Population	\$152,527 Average Household Income	48,111 Total Households
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### 5 MILES

392,546 Population	447,846 Total Daytime Population	\$141,041 Average Household Income	174,846 Total Households
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SOURCE



County and City of Denver, County of Arapahoe, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET, NASA, USGS, EPA, NPS, USDA, USFW



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Unit #120  
1,090 SF

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