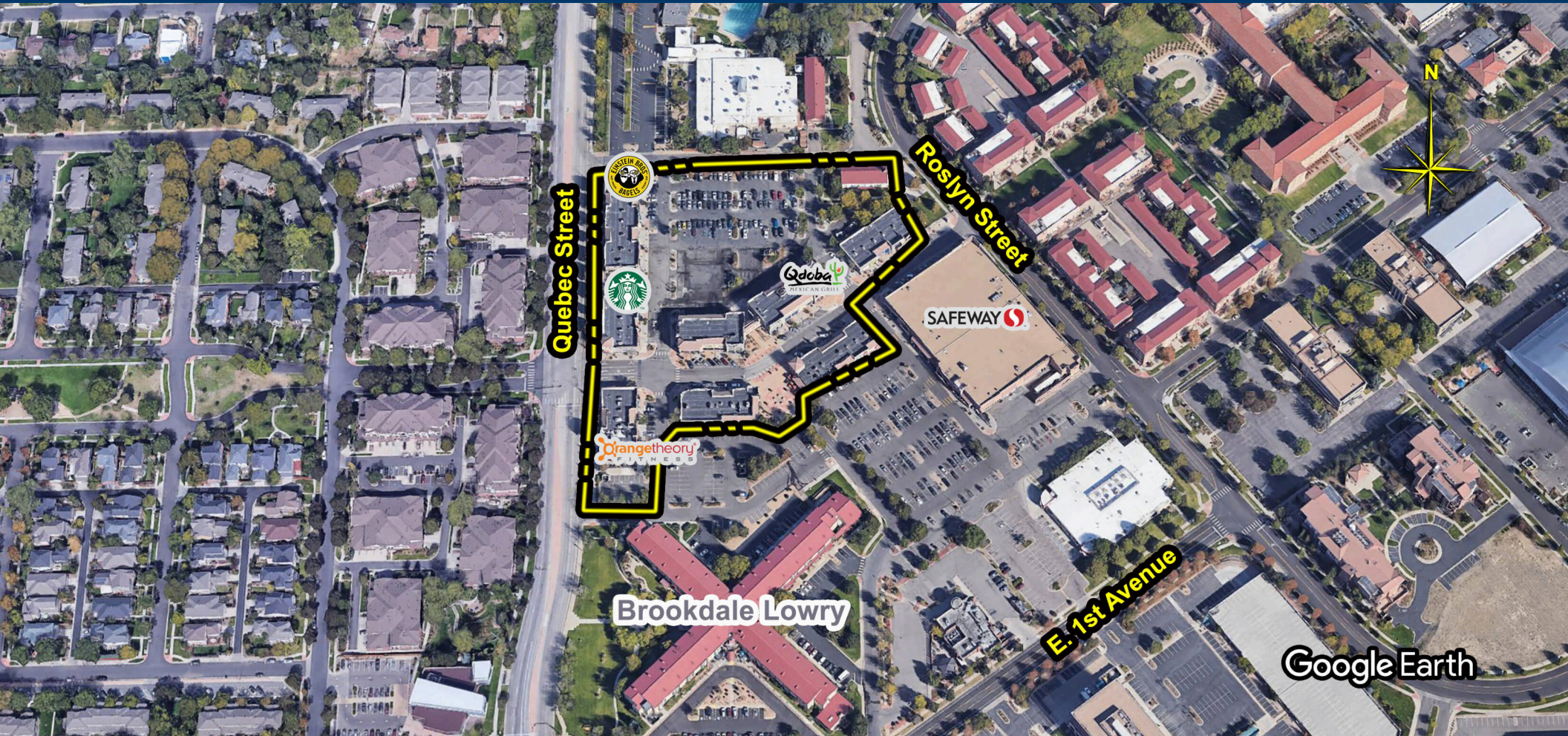


118780

# LOWRY TOWN CENTER







QUEBEC ST. & E 2ND AVE., DENVER, CO

MANAGED BY AN AFFILIATE OF



**GLA:** 76,725 SF    **PARKING SPACES:** 622    **PARKING RATIO:** 8.1 per 1,000 SF    **MSA:** Denver-Aurora-Lakewood, CO    **WEB LINK:** kimcorealty.com/118780

## DEMOGRAPHICS

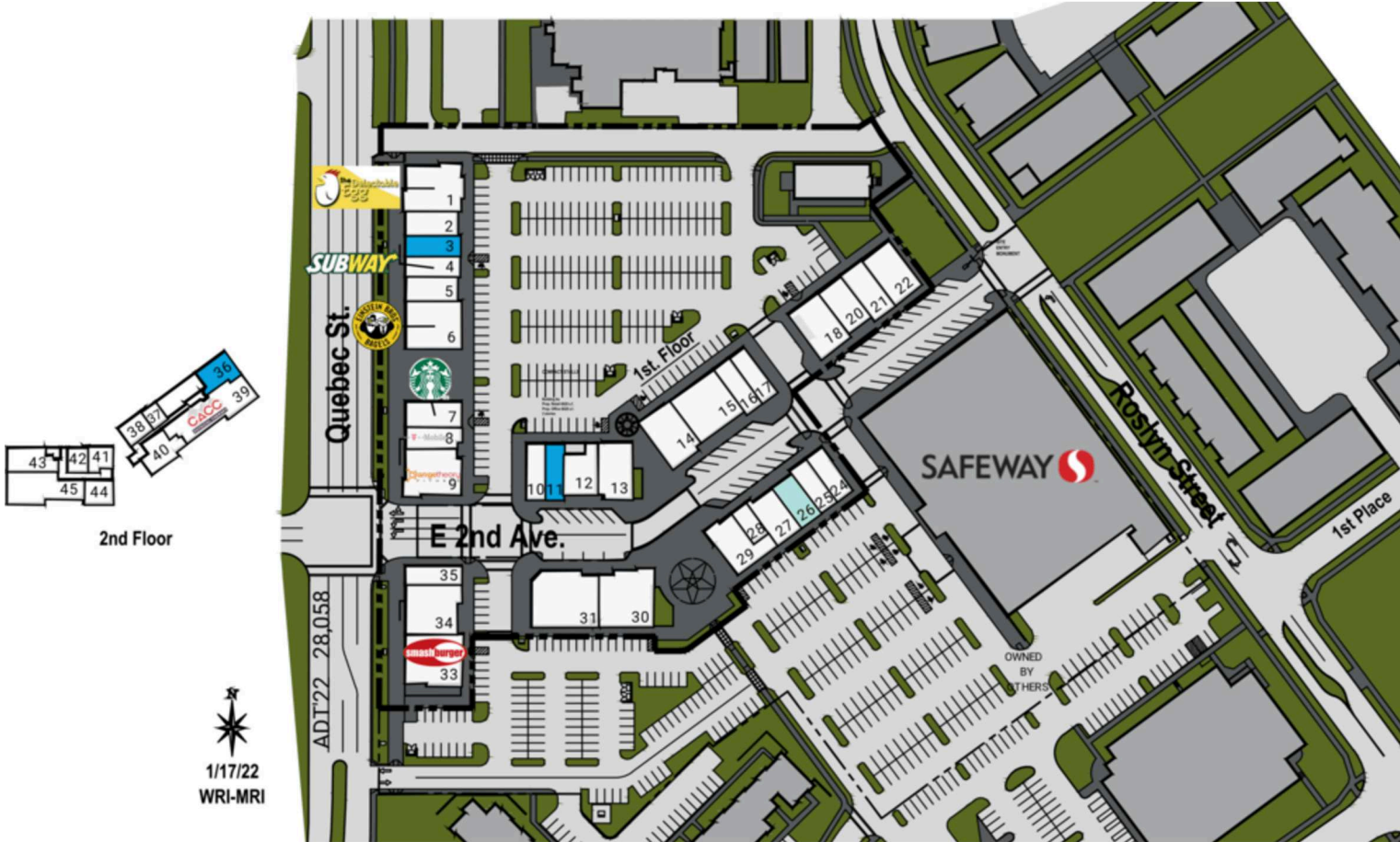
	 POPULATION	 DAYTIME POPULATION	 HOUSEHOLDS	 AVG. HH INCOME	 MED. HH INCOME	 PER CAPITA INCOME
2022 ESTIMATES						
1 MILE	17,677	15,794	8,189	\$153,364	\$103,079	\$71,463
3 MILE	204,438	179,782	92,810	\$112,299	\$74,797	\$51,515
5 MILE	518,974	634,579	239,306	\$110,688	\$75,424	\$51,963
10 MILE	1,377,150	1,661,671	573,075	\$107,468	\$76,752	\$45,358

## LEASING REPRESENTATIVE

**NICK FREDDO**  
(303) 529-0641 | nfreddo@kimcorealty.com

# LOWRY TOWN CENTER

QUEBEC ST. & E 2ND AVE., DENVER, CO



TENANT	SQFT
1 Delectable Egg	3,000
2 OsteoStrong	1,500
3 Available	1,200
4 Subway	1,285
5 VIO Med Spa	1,500
6 Einstein Bros. Bagels	3,000
7 Starbucks Coffee	1,549
8 T-Mobile	1,345
9 Orange Theory Fitness	3,000
10 Savory Spice Shop	1,200
11 Available	1,184
12 Vision First Eye Care Speciali	1,681
13 Baekga Korean Kitchen	2,298
14 Chewy's Bonetique	2,236
15 Timbuk Toys, Inc.	2,750
16 Frame by Frame	1,235
17 Premier Martial Arts	1,200
18 Kismet Jewelry & Accessories	2,377
20 Lowry Main Street Dental	1,777
21 Club Pilates	1,525
22 Spavia	2,261
24 Cost Cutters	1,213
25 Nails Touch	1,141
26 Lowry Printing	1,393
27 Petite Gateaux	1,745
28 Lowry Alterations, LLC	866
29 Chop Shop	2,200
30 Walters303 Pizzeria & Publiik H	3,500
31 Lowry Liquors	4,000
33 Smashburger	3,150
34 Palm Beach Tan	3,092
35 Bishops	1,200
36 Available (Office)	1,276
37 Allstate Insurance	445
38 The RTO Group, Ltd.	763
39 CACC Physical Therapy	3,545
40 Clayton and Company, Inc.	1,381
41 Edward Jones	853
42 TEEG, Inc.	674
43 Little Bellies	1,527
44 Custom Pin & Design	906
45 Vida Biomedical	2,752

Non-Controlled
  Availability
  Potential Availability

## LEASING REPRESENTATIVE

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Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.