



**6333 GREENWOOD PLAZA  
 BLVD. ENGLEWOOD, CO 80111  
 WWW.THEAVANTRESIDENCES.COM**

Nestled across from the enchanting Fiddler's Green Amphitheater, The AVANT, by Schnitzer West, embodies the ideal fusion of opulent retail and exquisite residential living, all harmoniously situated in one convenient locale.



4,170 RETAIL SQ.FT



18 RETAIL PARKING SPACES



APPROX. 750K SQFT OF OFFICE 85% LEASED



2,600 DAILY EMPLOYEES

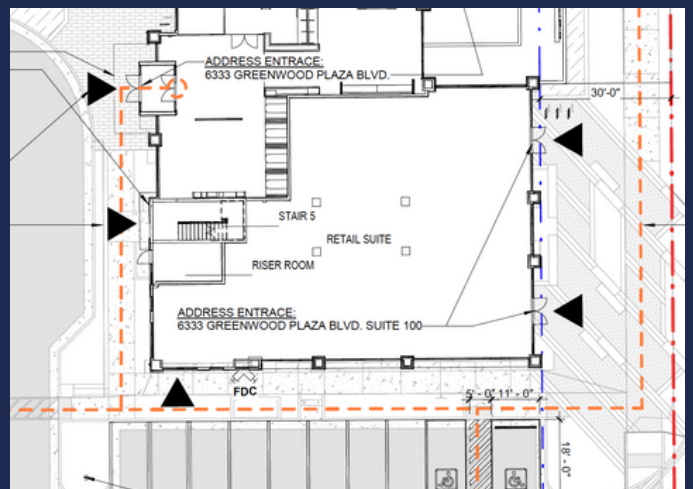


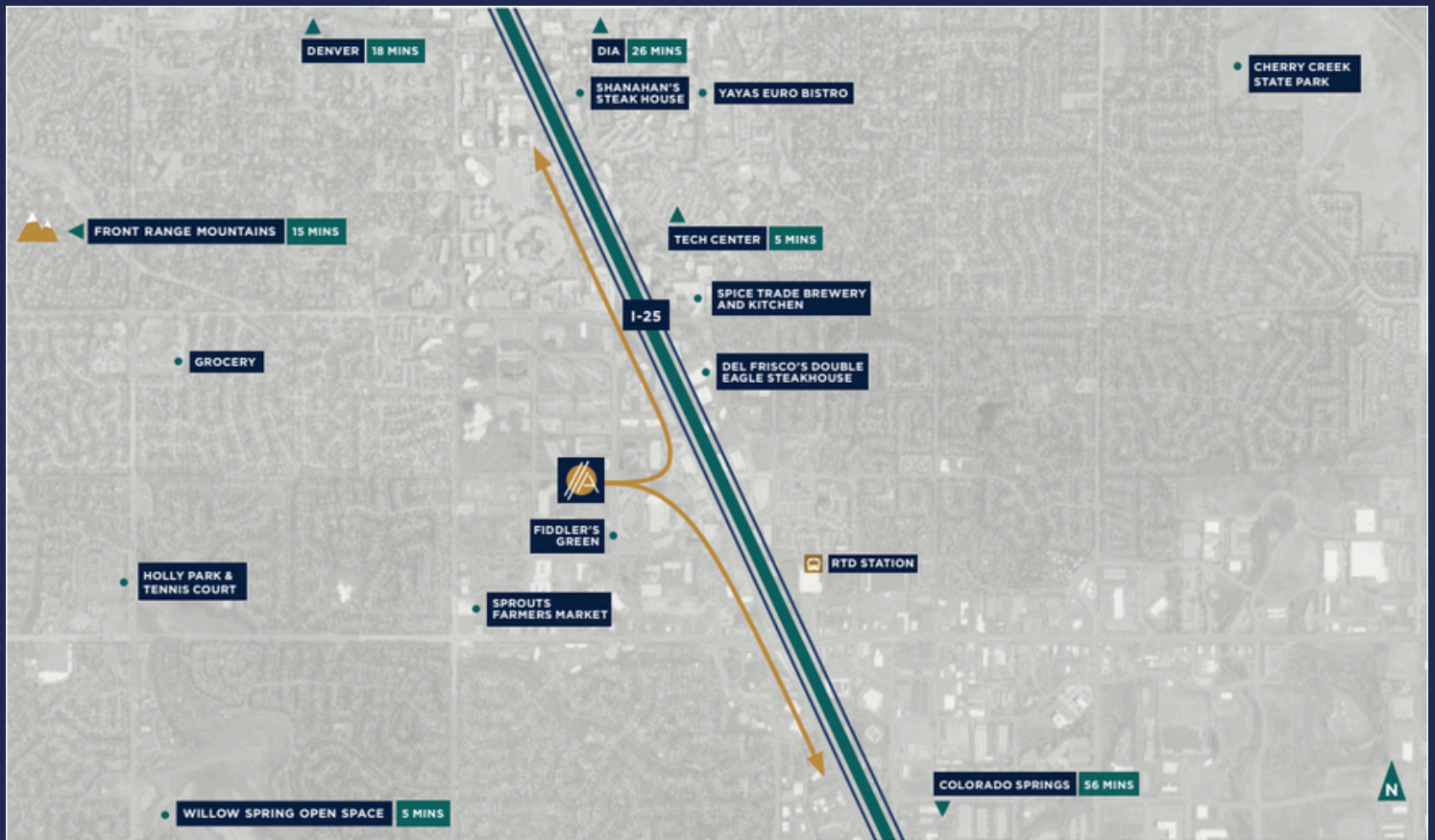
337 RESIDENTIAL UNITS



>200,000 ANNUAL VISITORS ATTEND FIDDLER'S GREEN

BASE RENT/SQFT: \$50-\$55





## DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
 Population	15,148	126,933	482,622
 Households	6,186	55,826	205,541
 Daytime Workers	52,364	191,353	404,348
 Median Age	40.7	38.9	37.7
 Average HH Income	\$189,181	\$168,143	\$149,246
 Average HH Disposable Income	\$124,952	\$112,956	\$102,710