

# 22650 E Hinsdale, Aurora, CO



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Broker

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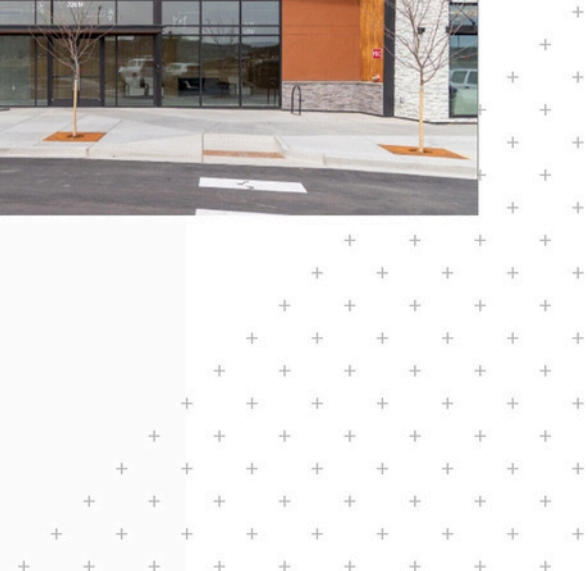
✉ [stephen@tower-brokers.com](mailto:stephen@tower-brokers.com)



# PROPERTY FEATURES

This brand-new building offers a unique opportunity to join an established dental hub. The property features two existing dental offices providing complementary services, creating built-in referral opportunities for the right tenant. The available center suite is a blank slate, ready for build-out to suit your practice's needs. Located in a high-growth area with strong demographics, this is a prime location for a dental specialist or medical professional looking to benefit from synergy with established neighbors.

Contact us today to learn more!



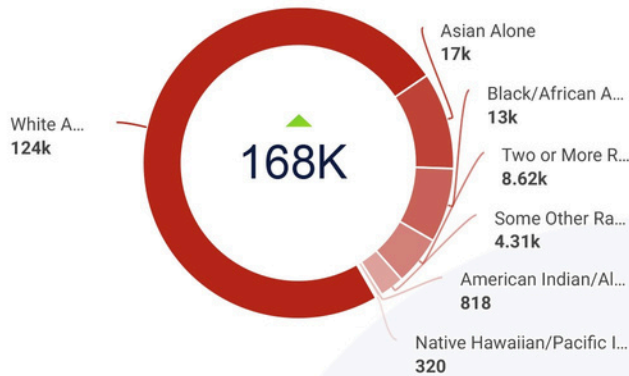
# DEMOGRAPHICS

**5 Mile Radius**  
22650 E Hinsdale Ave Aurora, CO

## High Density Populati...

15% Above your average location density

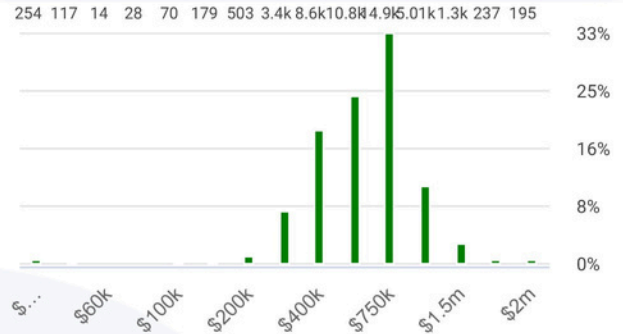
83.5K  
84.9K



## Median Home Value

85% more affluent than average site

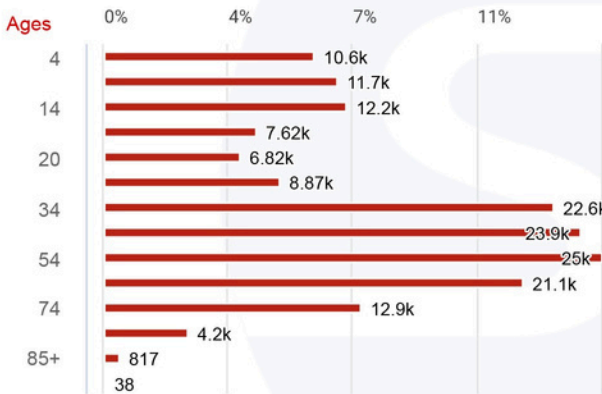
495K



## Median Age

7% similar to average site

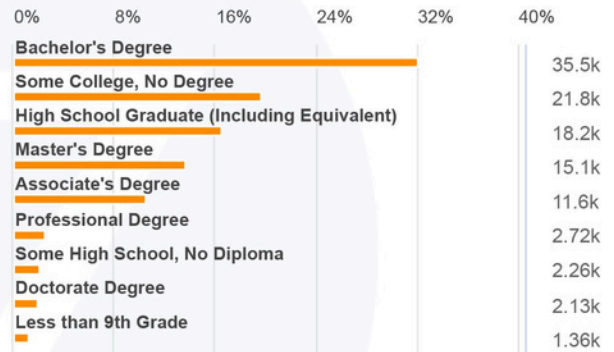
38 YEARS



## Education

More Educated than average site

BACHELOR'S



## Median Income

88% more affluent than average site

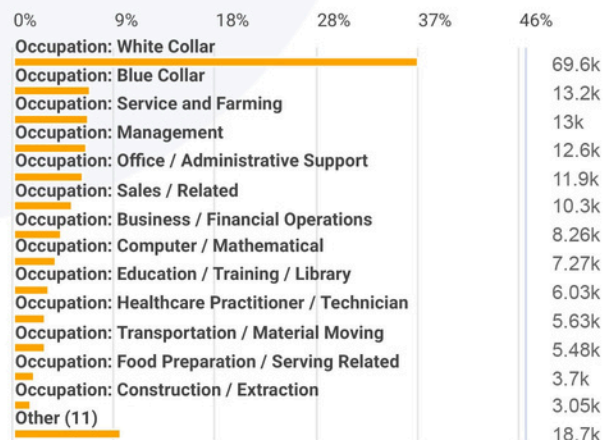
120K



## Employed Workforce

21% more employed workforce than average site

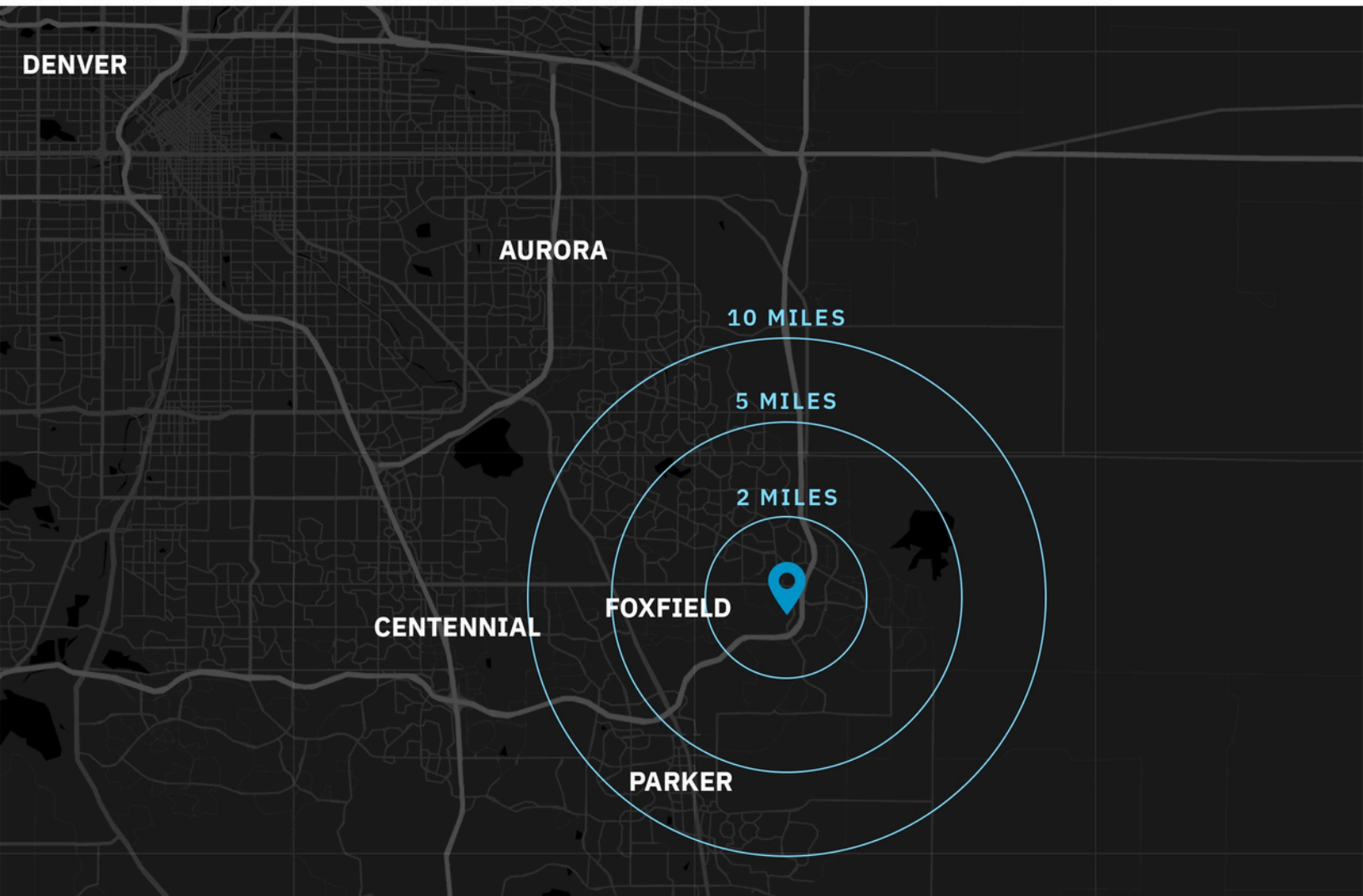
95.7K



# INTERESTED

For more information, please contact:

**STEPHEN@TOWER-BROKERS.COM**  
**720.308.3200**



## POPULATION

2020 Population  
2024 Population  
2029 Population Projection  
Annual Growth 2020-2024  
Annual Growth 2024-2029  
Median Age  
Bachelor's Degree or Higher  
U.S. Armed Forces

## 2 MILES

32,858  
34,724  
35,875  
1.4%  
0.7%  
43.5  
52%  
107

## 5 MILES

172,078  
179,669  
186,834  
1.1%  
0.8%  
39  
49%  
745

## 10 MILES

522,773  
537,635  
559,864  
0.7%  
0.8%  
38.7  
45%  
2,291



# LOCATION OVERVIEW

## DENVER, COLORADO

Set against the stunning Rocky Mountains, Denver offers a dynamic mix of a thriving economy, outdoor recreation, and urban sophistication. Over the past decade, its population grew by **425,000, reaching 2.9 million**, and is projected to **surpass 3.6 million by 2030**. **Denver International Airport (DIA), the 3rd busiest airport in the U.S.**, connects travelers to over 217 destinations, reinforcing Denver's role as a hub for business and leisure.

### INNOVATION AND EDUCATION

Denver ranks among the **top 10 U.S. cities for tech talent**, with a workforce of 129,040 that grew 12.6% from 2018 to 2023. It boasts the **4th highest wage growth** and **6th highest tech workforce growth** nationwide, attracting companies like Ball Corporation, Arrow Electronics, and Lockheed Martin.

With **54.2% of residents holding a degree**-well above the **national average of 33.1%**-and connections to Colorado's 60+ colleges and universities, Denver fosters a highly educated workforce and thrives as an innovation hub with over 30 research institutions.

### FAST FACTS

- + Denver's population growth has consistently outpaced the national average since the 1930s.
- + FasTracks, a \$6.5 billion public transportation initiative, has transformed Denver Union Station into a major multi-modal hub.
- + Four Colorado cities ranked in the U.S. News & World Report's Top 100 Best Places to Live.
- + Denver continues to attract top talent, businesses, and visitors with its exceptional quality of life and thriving economy.

### TOP EMPLOYERS



### FORTUNE 500 COMPANIES



### MAJOR UNIVERSITIES



# LOCATION OVERVIEW

DENVER, COLORADO

## RETAIL MARKET INSIGHTS

Denver's retail market is expected to thrive in 2025, supported by a **low vacancy rate** and limited **new construction**. Average NNN asking rents are likely to reach new highs, with neighborhood and strip centers leading rent growth. With just **190,000 square feet of retail space under construction-0.1%** of total inventory-tight supply is anticipated to drive continued demand.

## CULTURE, RECREATION, AND SUSTAINABILITY

Denver is a vibrant city celebrated for its outdoor lifestyle, award-winning dining, and cultural attractions. Home to **six professional sports teams**, including the Broncos, Nuggets, and Avalanche, and iconic venues like Red Rocks Amphitheatre, the world's top-grossing concert venue, Denver offers unmatched entertainment. Ranked the **#1 Most Climate Resilient City** by Architectural Digest in 2023 and among the Eight Sustainable Destinations by National Geographic, Denver leads in sustainability. With 100% renewable electricity goals, miles of planned bike lanes, and abundant green spaces, its eco-conscious mindset ensures a thriving future. Denver's unique mix of urban sophistication, environmental innovation, and outdoor recreation makes it a sought-after destination for residents and visitors alike.

## BY THE NUMBERS

- #4** TOP STATE ECONOMIES  
U.S. NEWS (2024)
- #5** MOST EDUCATED STATE IN THE U.S.  
WALLETHUB (2025)
- #4** BEST BUSINESS ENVIRONMENT  
U.S. NEWS (2024)
- #1** MOST CLIMATE RESILIENT CITY  
ARCHITECTURAL DIGEST (2023)
- #1** MOST ACTIVE STATE  
QUOTEWIZARD (2023)

## HOME TO 6 PROFESSIONAL SPORTS TEAMS

