



# NewMark Merrill

## COMPANIES

*When you love shopping centers it shows.*



LOCATED AT HAMPDEN AVENUE AND ENGLEWOOD PARKWAY, ENGLEWOOD, COLORADO



**Project Size:** 98,228 Sq. Ft. of Retail Space

### Demographics



#### Population\*

1 Mile.....16,128  
3 Mile.....130,390  
5 Mile.....390,097



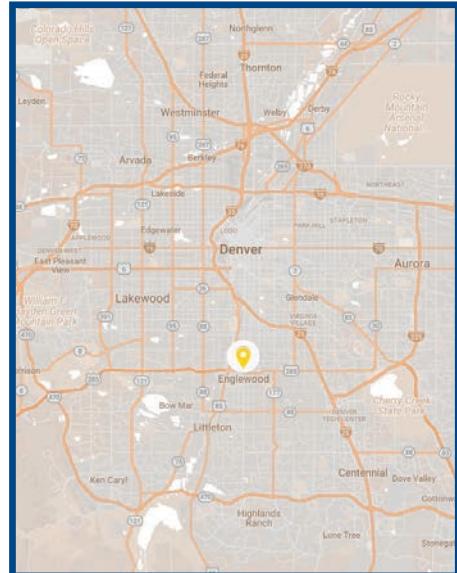
#### Traffic Count

68,000 Cars Daily



#### Household Income\*

1 Mile: \$70,303  
3 Mile: \$99,326  
5 Mile: \$103,655



**For Lease • Prime Retail Space Available**

- Great location with excellent visibility to Hampden Avenue
- Join Swedish Medical Center, Walmart, King Soopers and Safeway in the immediate trade area
- 440 new apartment units in the immediate area (Alta Cherry Hills, LIV, and the Acoma)
- Well established Shopping Center with ample parking
- 70,000 daytime employees within 3 miles, 4,800 healthcare employees within 1 mile!

\*Estimates are based on 2019 demographics for population and average income per household.  
The information contained here is not guaranteed and should be independently verified.



**NewMark Merrill**

MOUNTAIN STATES

For additional information,  
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# Join These Great Tenants:



- 1 Treeline Pass
- 2 Nail Salon
- 3 Select Medical
- 4 Beirut Grill
- 5 Stepping Stones Montessori
- 6 Anytime Fitness
- 7 LAVA Island Family Center
- 8 Rent-A-Center
- 9 Level 7 Games
- 10 Subway
- 11 Cricket Wireless
- 12 H&R Block
- 13 **AVAILABLE - 1,200 SF**
- 14 **AVAILABLE - 2,883 SF**
- 15 Little Smiles Dentistry
- 16 Sukoon Indian
- 17 Denny's
- 18 O'Reilly Auto Parts



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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect or Owner.