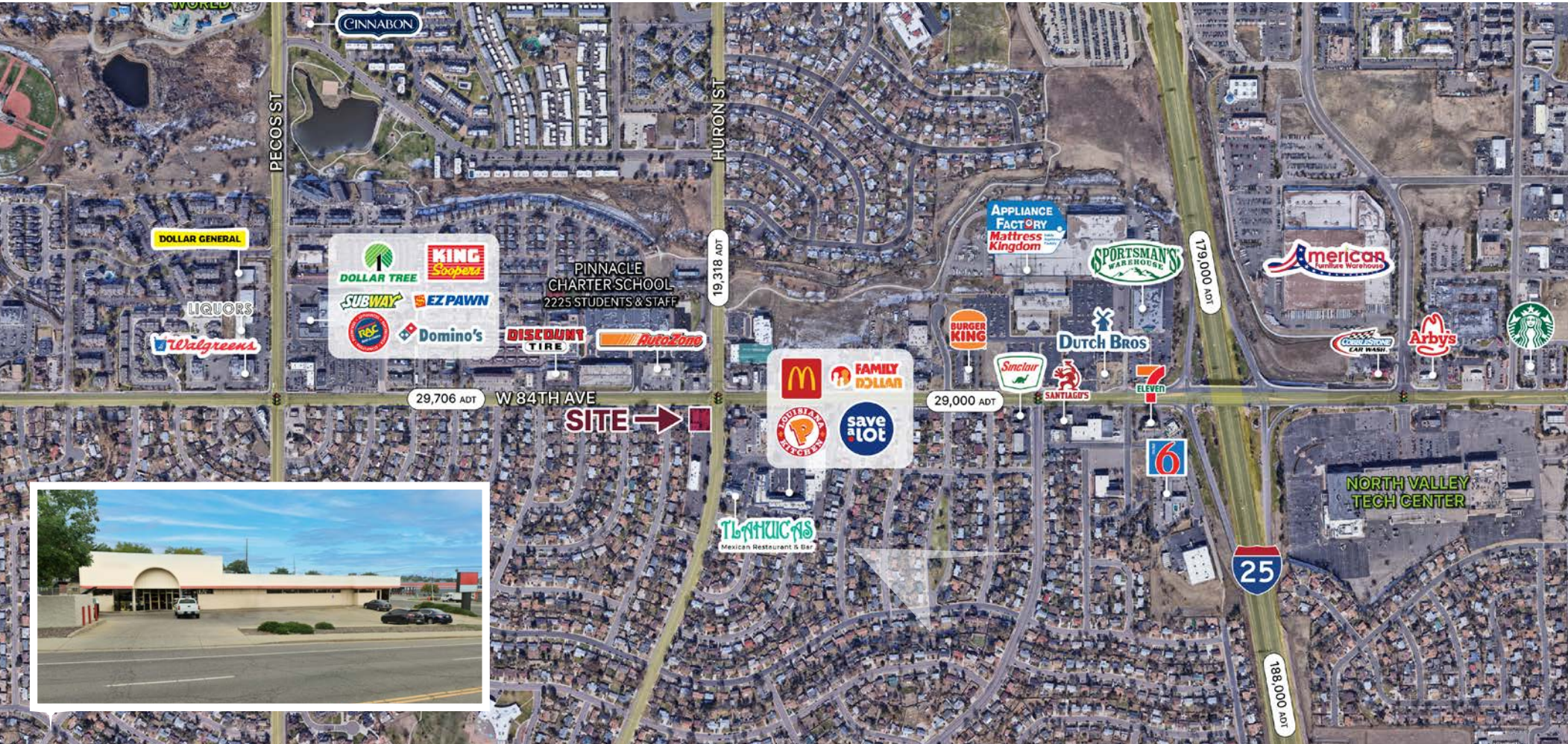


84th Ave & Huron St

800 W 84TH AVE DENVER, CO, 80260

SH

SullivanHayes
BROKERAGE



Property Details

- 5,173 SF "Stand alone" Building
- 2nd generation space for sale or lease
- Hard corner visibility with pylon signage available
- Located directly across from Save A Lot-anchored center
- Over 29,000 Vehicles Per Day (VPD) on W. 84th Ave

JAKE SCHISEL

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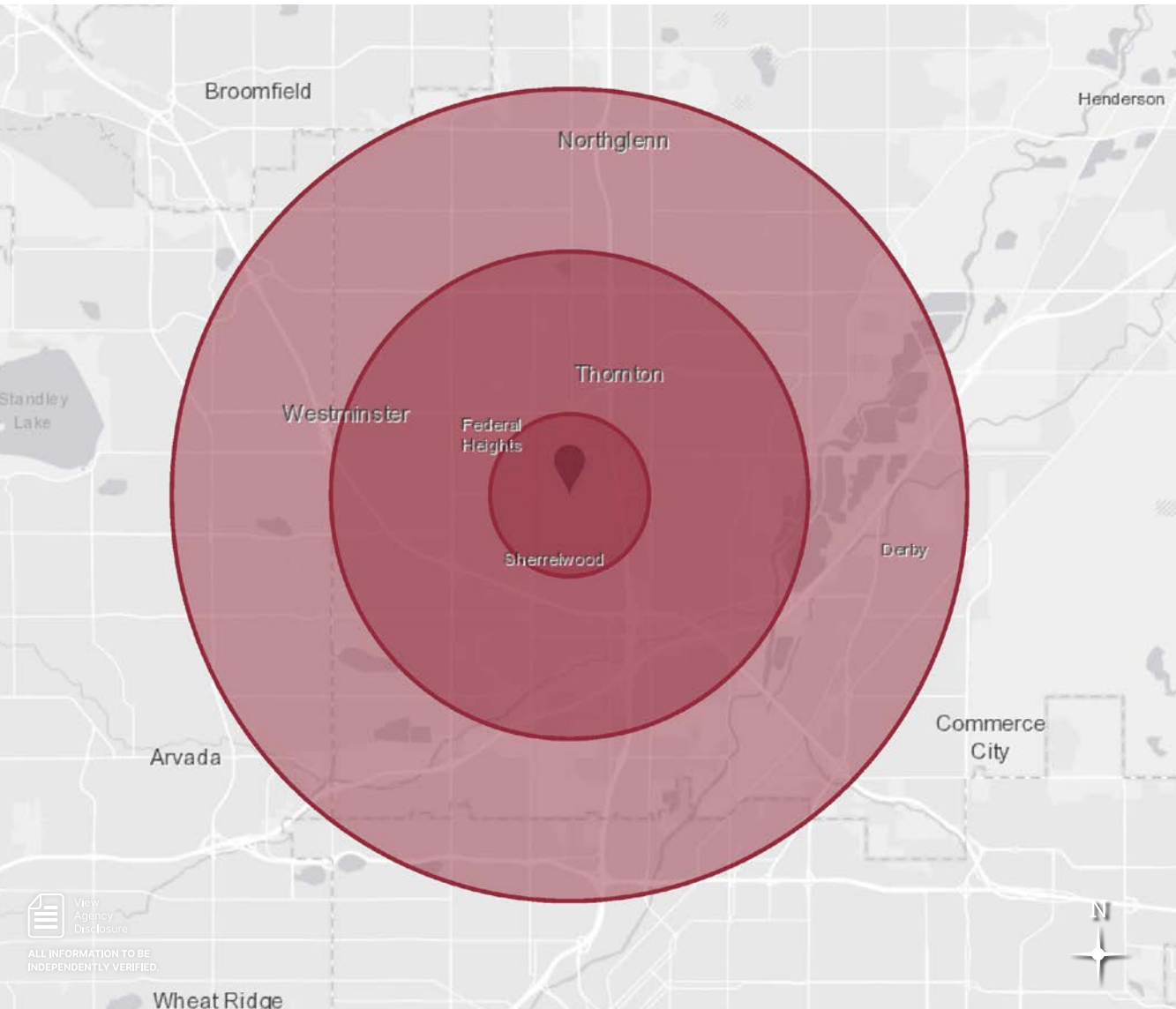
PROXIMITY

84TH AVE & HURON ST Denver, CO 80260



DEMOGRAPHICS

84TH AVE & HURON ST Denver, CO 80260



DEMOGRAPHICS

 TOTAL POPULATION	1M	20,500
	3M	146,965
	5M	327,484
 AVERAGE ANNUAL INCOME	1M	\$85,582
	3M	\$99,587
	5M	\$110,580
 DAYTIME POPULATION	1M	15,144
	3M	51,145
	5M	132,585

SOURCE: ESRI 2024

TRAFFIC COUNTS

- 84 AVE EAST OF GREENWOOD BLVD**
 29,000 ADT (ESRI 2019)
- GREENWOOD BLVD WEST OF 84TH AVE**
 29,706 ADT (ESRI 2019)
- GREENWOOD BLVD NORTH OF 84TH AVE**
 19,318 ADT (ESRI 2018)
- GREENWOOD BLVD SOUTH OF 84TH AVE**
 7,479ADT (ESRI 2021)



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