

**BROKERAGE  
DISCLOSURE**



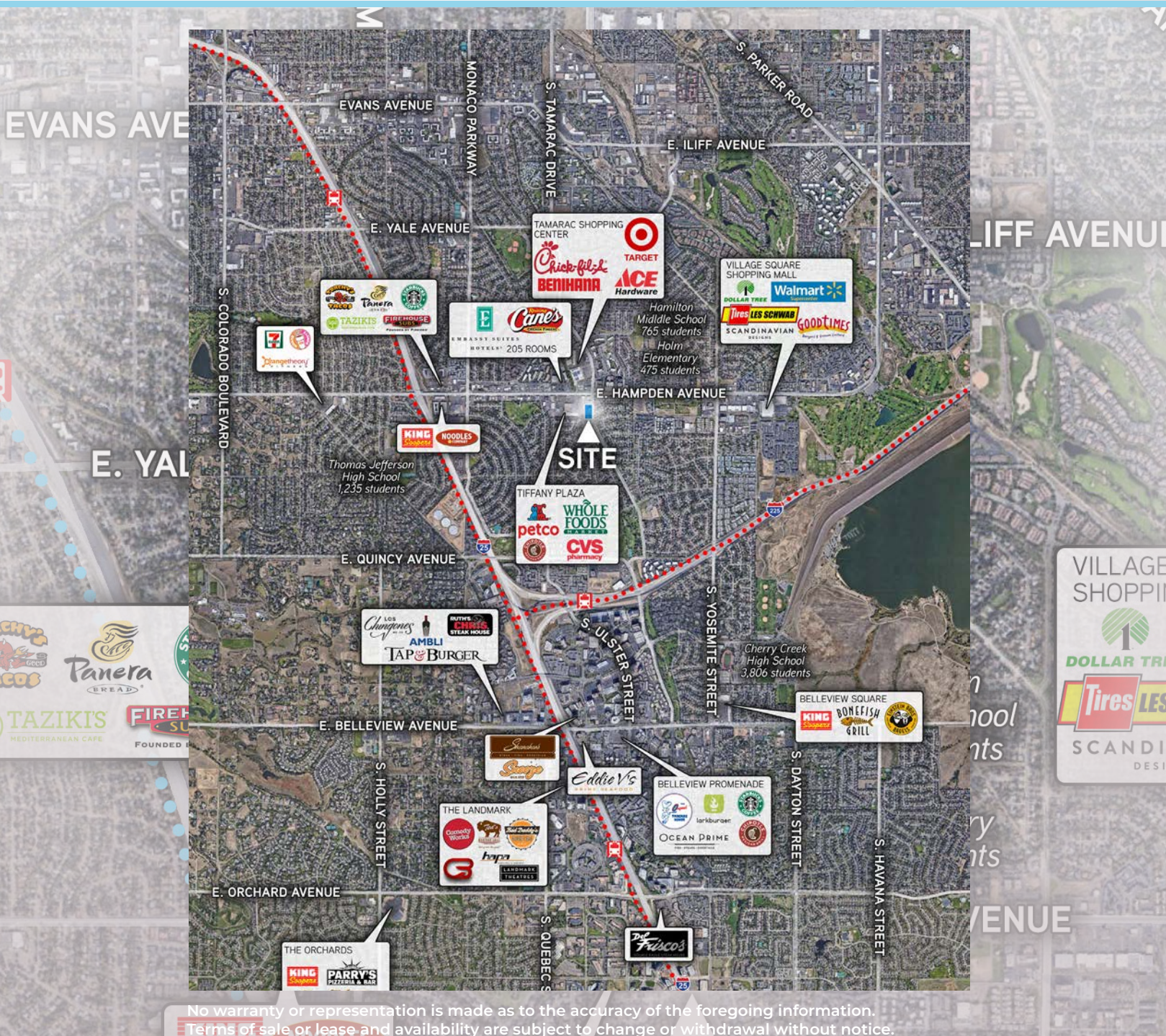
# Retail Pad Available

# 3545

— S Tamarac Dr. —  
Denver, CO 80231

# 3545

— S Tamarac Dr. —  
Denver, CO 80231



# Retail Pad Available for Ground Lease

**0.487 AC Lot**

No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.



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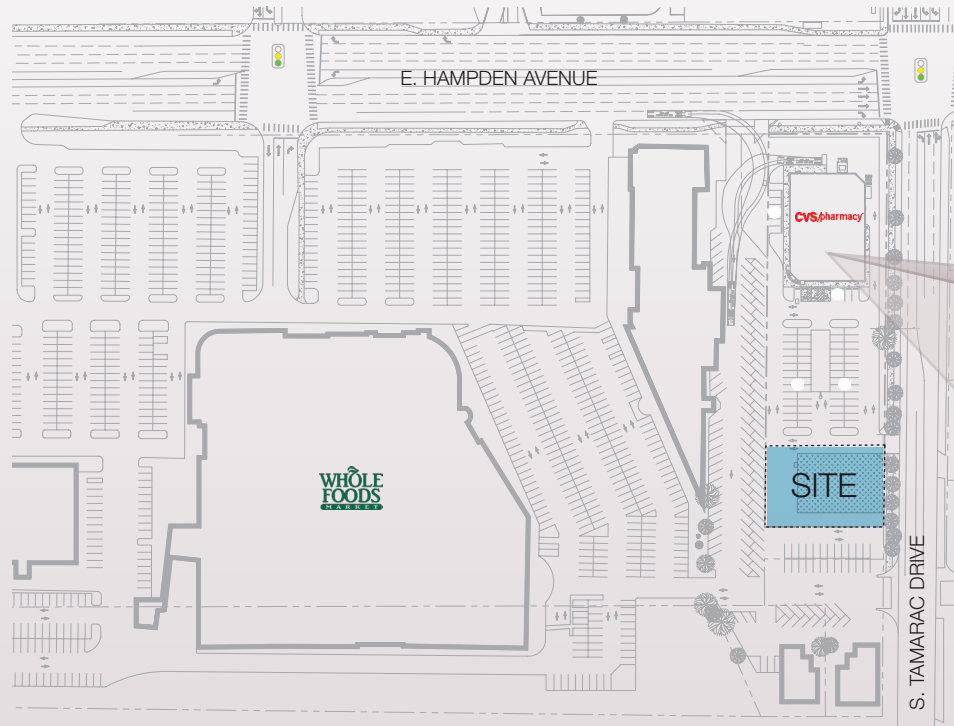


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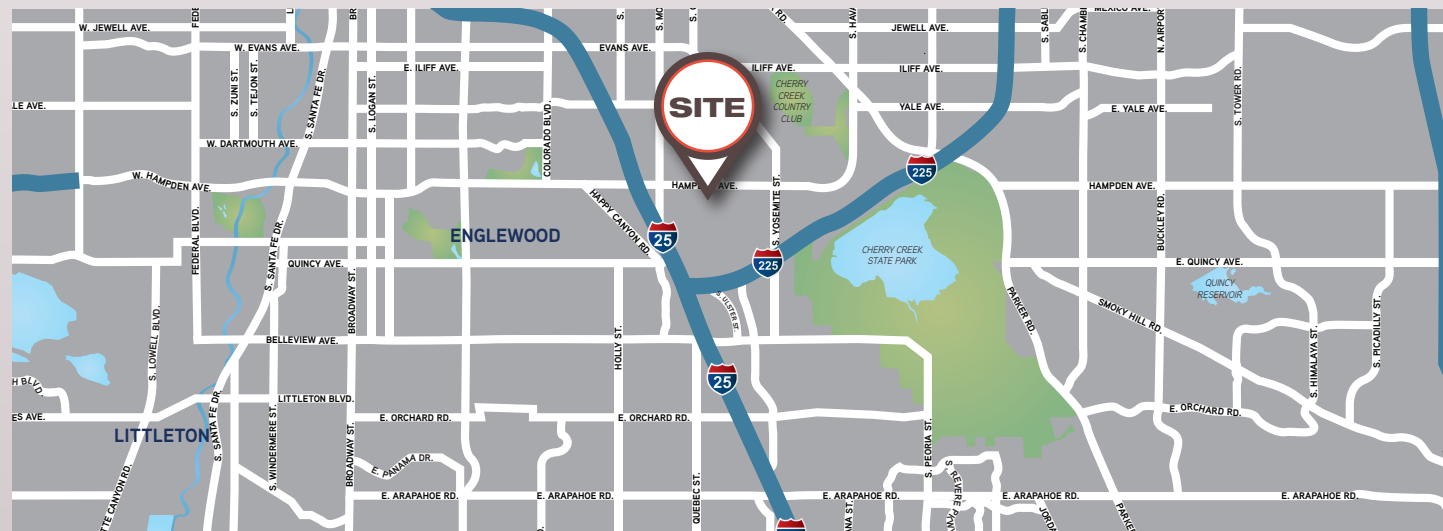


# Pad Information

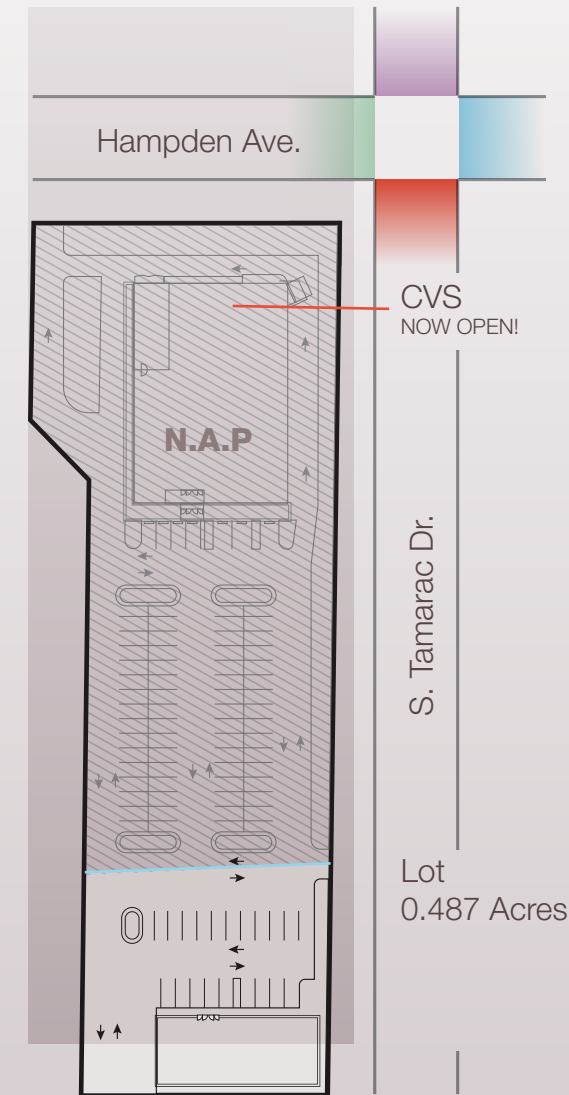
# Potential Layout Plans



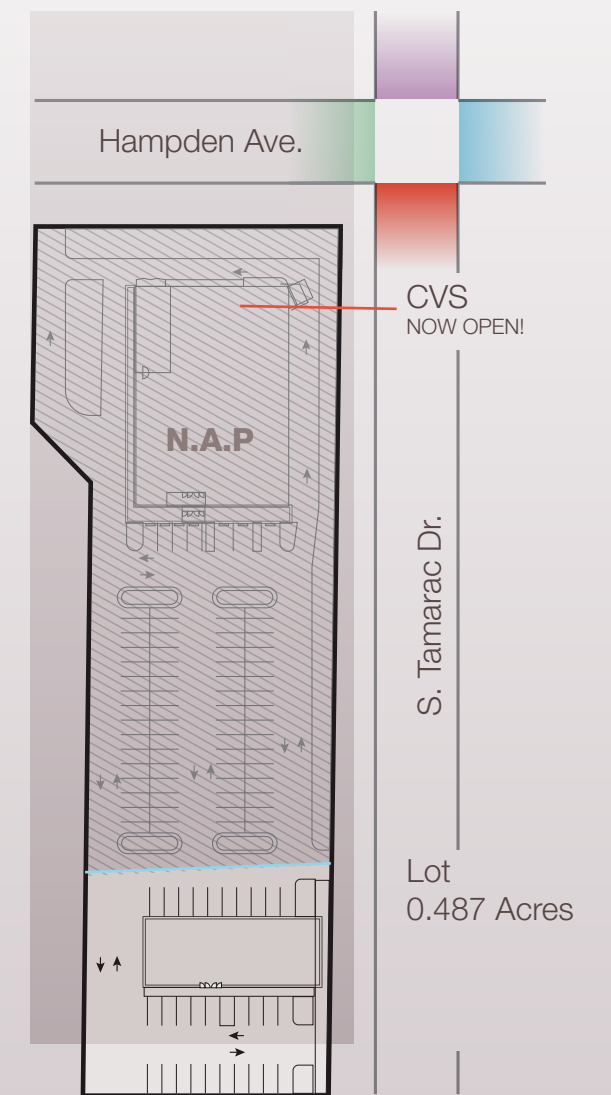
- TOTAL AVAILABLE:** 0.487 AC  
**GROUND LEASE RATE:** Contact Broker  
**HIGHLIGHTS:**
- CVS Pharmacy now open!
  - Outparcel of Whole Foods anchored, Tiffany Plaza Mall
  - High area incomes



## Plan A



## Plan B



## Demographics

	1 Mile	3 Miles	5 Miles
<b>2021 Total Population</b>	21,944	128,179	370,347
<b>2021 Total Daytime Population</b>	21,778	155,540	413,012
<b>Average Household Income</b>	\$106,497	\$108,657	\$109,798

Source: ESRI 2021 Estimates

## Traffic Counts

S. Tamarac Drive		
North of E. Hampden Ave.	18,356 VPD	South of E. Hampden Ave. 13,632 VPD
E. Hampden Ave.		
West of S. Tamarac Dr.	55,473 VPD	East of S. Tamarac Dr. 41,269 VPD

MPSI 2022 Estimates