

LEETSDALE & MONACO

DENVER, CO



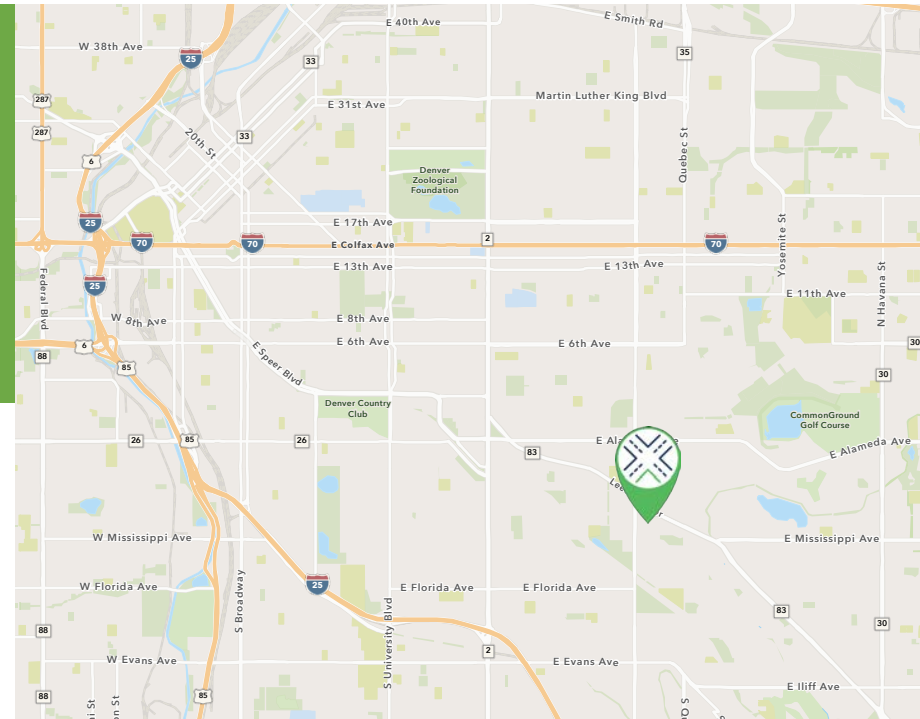
	1mi	3mi	5mi
Average HH Income	\$101,419	\$125,875	\$122,495
Total HouseHolds	9,951	90,139	245,959
2023 Population	22,158	195,860	528,142
2028 Population	25,708	204,331	552,360

2023; Data provided by Placer Labs Inc

GROCERY-ANCHORED
CENTER

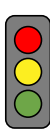
HIGHLY VISABLE
LOCATION

DENSELY POPULATED
AREA

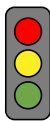


AmCap
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S. Monaco Pkwy 26,000VPD



TENANT	SUITE ID	SF
KING SOOPERS	A	62,229
SUPER STAR NAILS & SPA	4A	1,760
AVAILABLE	5	1,430
AVAILABLE	6	2,000
BROOKLYN PIZZA	7	1,050
PHO OK	8	2,187
ISTANBUL CAFE & BAKERY	9	1,407
AFC URGENT CARE	10/11	4,544
THE UPS STORE	4B	1,500
OPTICAL MASTERS	2/3B	2,520
CHIPOTLE	1B	2,460
TOTAL SF:		83,087

We obtained the information contained herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All marks displayed on this document are the property of their respective owners.

Updated 07-25



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