

# Leetsdale & Quebec Former Walgreen's

950 S Quebec St | Denver, CO 80247



## AVAILABLE

4.02 Acres

## PRICING

Contact Broker

## CITY/COUNTY

Denver

## ZONING

S-CC-3X or S-MX-3A

Rezone Required

## PROPERTY TAXES

\$60,454 (2025)

## ABOUT THE PROPERTY

- Prime hard corner retail redevelopment site.
- Property includes former Walgreen's (13,829 SF) and all horizontal improvements.
- Site to be delivered "as-is".
- Current zoning is a single-use PUD, the property must be rezoned (S-CC-3X or S-MX-3A).

## TRAFFIC COUNTS

Leetsdale Drive 38,000 VPD  
Year: 2024 | CDOT  
Quebec Street 23,316 VPD  
Year: 2021 | DRCOG

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	23,672	198,675	538,092
Daytime Population	18,547	210,378	562,000
Avg. Household Income	\$104,673	\$132,341	\$136,220
Estimated Households	10,995	91,395	247,027

Year: 2025 | Source: esri

## CONTACT

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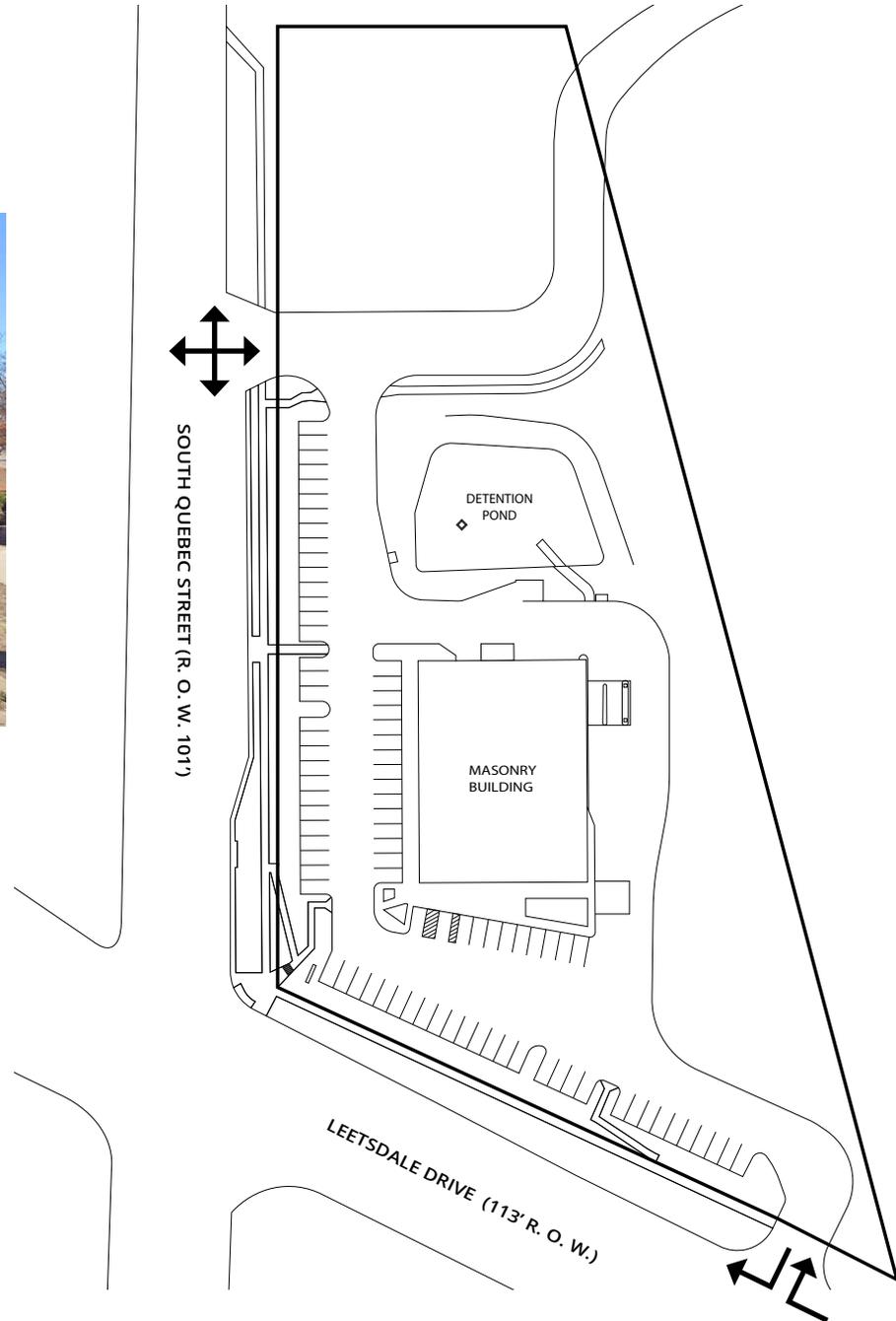
# Site Aerial

950 S Quebec St | Denver, CO 80247



# Site Survey

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### Cherry Creek Shopping Center

- macy's
- FINISH LINE
- FLEET FEET
- AMERICAN EAGLE
- SEPHORA
- NORDSTROM
- BANANA REPUBLIC
- ANTHROPOLOGIE
- amc THEATRES
- lululemon
- VICTORIA'S SECRET
- GALE
- Levi's
- HOLLISTER
- ALDO
- URBAN OUTFITTERS
- ZALES

Carson Elementary School

### Lowry Town Center

- SAFeway
- Starbucks
- Target
- Orange Theory Fitness
- SUBWAY

CommonGround Golf Course

58,700 VPD

### Leetsdale Shopping Center

- DOLLAR TREE
- McDonald's

23,361 VPD

- Target
- 24 FITNESS
- PET SMART
- Great Clips
- SUBWAY
- Wendy's
- Starbucks
- crumbl
- KFC
- Chick-fil-A

George Washington High School

### Belcaro Shopping Center

- KING Soopers
- Davita

- THE HOME DEPOT
- Planet Fitness
- WHOLE FOODS MARKET
- STAPLES
- chilis
- WORLD MARKET

### MARKET SQUARE

- KING Soopers
- CHIPOTLE MEXICAN GRILL
- URGENT CARE
- american family care

**SITE**

38,000 VPD

### Market Square at Mississippi and Havana Shopping Center

- KING Soopers
- Rainbow
- SUBWAY
- DOLLAR TREE
- Baskin Robbins
- H&R BLOCK

McMeen Elementary School

### Leetsdale Marketplace Shopping Center

- Save a lot
- O'Reilly
- H&R BLOCK
- TACO BELL
- cricket
- FAMILY DOLLAR
- FRED LOYA INSURANCE
- BURGER KING
- Little Caesars

Walmart Neighborhood Market

Public Storage

COSTCO WHOLESALE

### Century 21 Plaza

- ANYTIME FITNESS
- Jersey Mike's

### Boulevard Center

- SAFeway
- FAS

- OLD NAVY
- noodles & COMPANY

7 ELEVEN

28,394 VPD

### Buckingham Village Shopping Center

- Pizza Hut
- KFC
- Denny's
- AW
- ALL AMERICAN FOOD

SAFeway

LOWE'S Home Improvement Warehouse

- BEST BUY
- ROSS DRESS FOR LESS
- petco
- DSW

RMSEL

Valley Hwy 87

INTERSTATE 25

83





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