



NewMark Merrill COMPANIES

When you love shopping centers it shows.



Hampden Avenue & Englewood Pkwy

LOCATED AT HAMPDEN AVENUE AND ENGLEWOOD PARKWAY, ENGLEWOOD, COLORADO

**BIG
LOTS!**



O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



little smiles
DENTAL CARE



**ANYTIME
FITNESS**

H&R BLOCK



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

Demographics



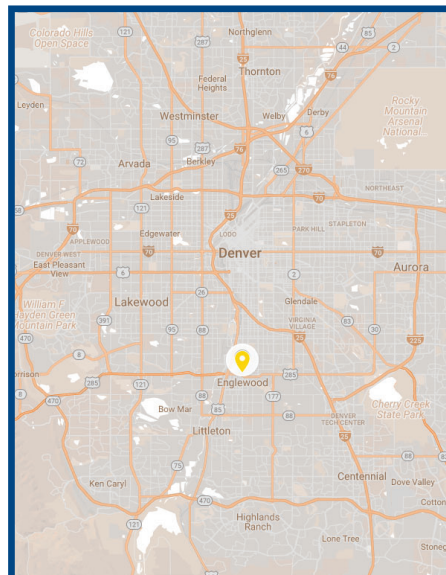
Population*
1 Mile.....15,707
3 Mile.....125,836
5 Mile.....376,211



Traffic Count*
68,000 Cars Daily



Household Income*
1 Mile: \$58,285
3 Mile: \$80,856
5 Mile: \$89,543



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 2017 demographics for population and average income per household.
The information contained here in is not guaranteed and should be independently verified.



NewMark Merrill

MOUNTAIN STATES

For additional information,
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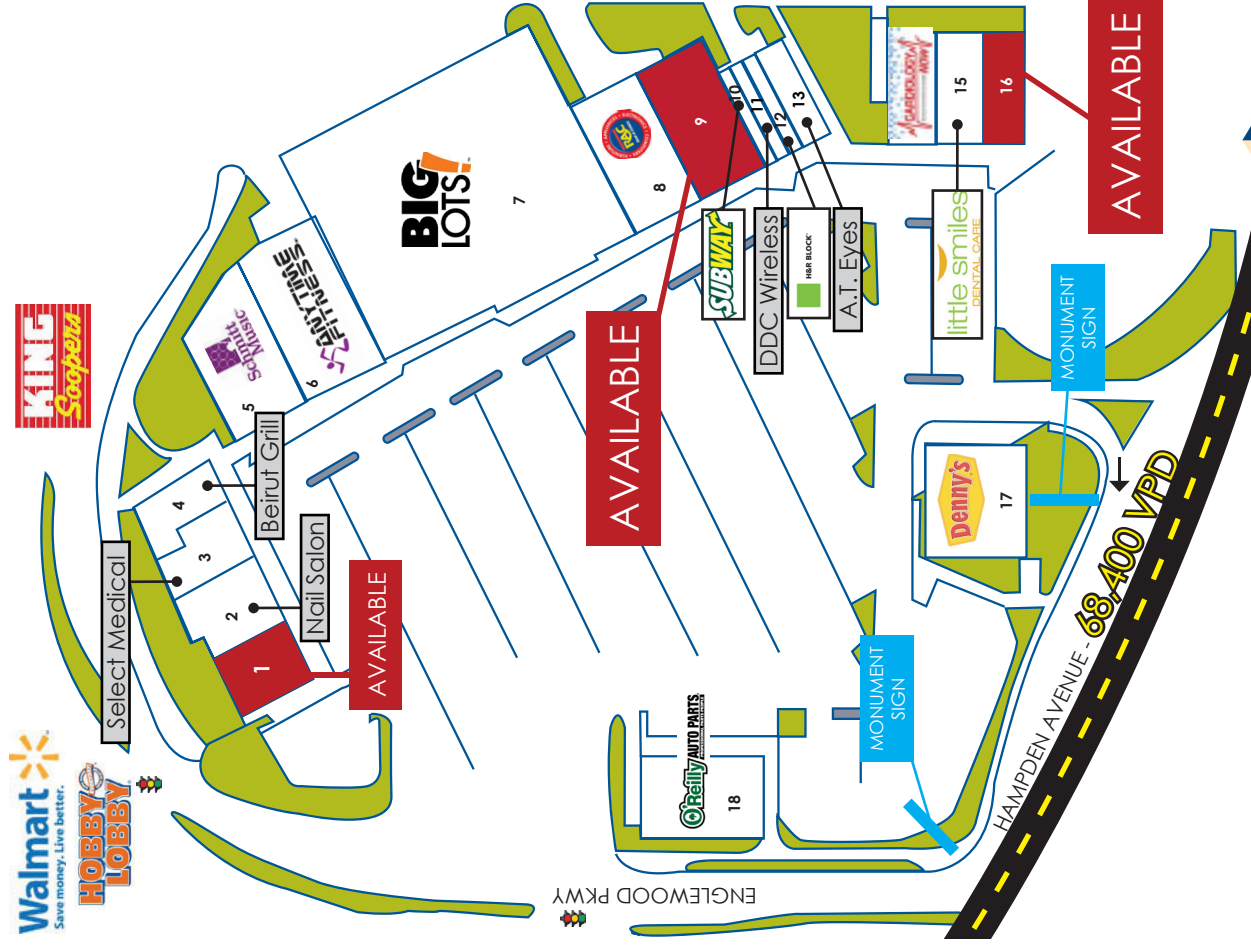
www.newmarkmerrill.com

Join These Great Tenants:



Hampden Avenue @ Englewood Pkwy

- 1 **AVAILABLE - 3,500 - 4,406 SF**
- 2 Nail Salon
- 3 Select Medical
- 4 Beirut Grill
- 5 Schmitt Music
- 6 Anytime Fitness
- 7 Big Lots
- 8 Rent-A-Center
- 9 **AVAILABLE - 6,002 SF**
- 10 Subway
- 11 DDC Wireless
- 12 H&R Block
- 13 A.T. Eyes / EyeLogic
- 14 Cardiology Now
- 15 Little Smiles Dentistry
- 16 **AVAILABLE - 3,044 SF**
- 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.



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