





KEY **DEMOGRAPHICS**

	1 mile	3 miles	5 miles
0	2,669 POPULATION	32,853	125,238
	932 HOUSEHOLDS	II,837	49,241
	2,243 DAYTIME POPULATION	26,538	138,648
\$	\$198,059 average household inc	\$169,776	\$133,276



PROPERTY **FEATURES**



1,092 SF - 1,565 SF available for lease



Anchored by King Soopers



Great visibility to over 32K cars per day



Convenient access



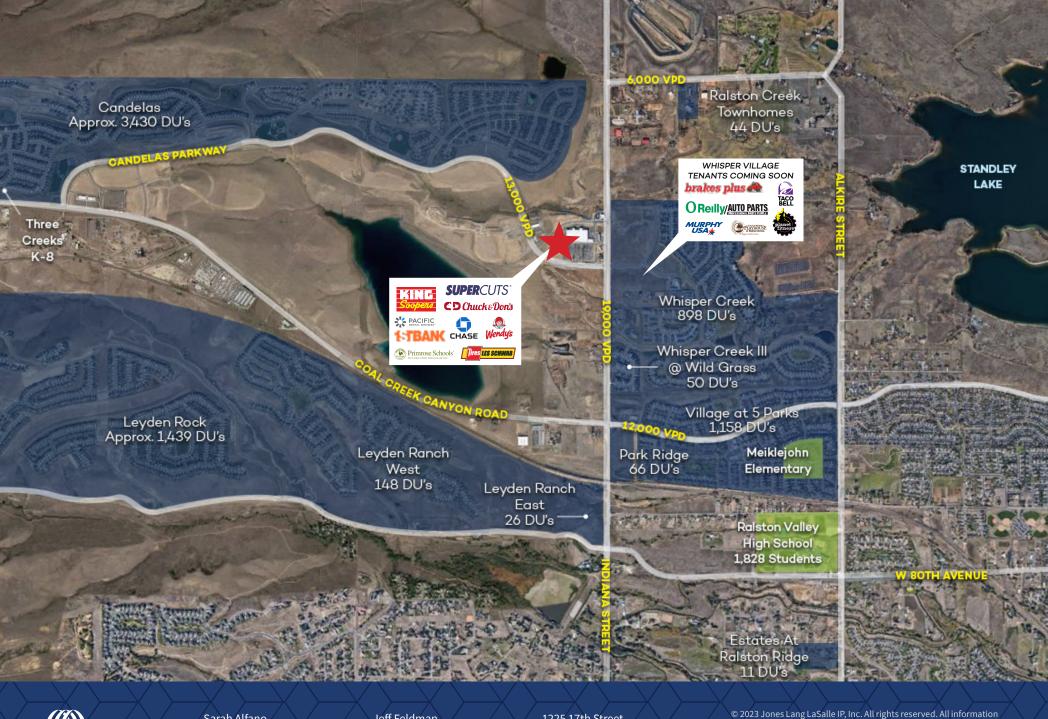
Abundant parking: 1.1/1,000 SF ratio



Booming population growth



Strong demographics





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