

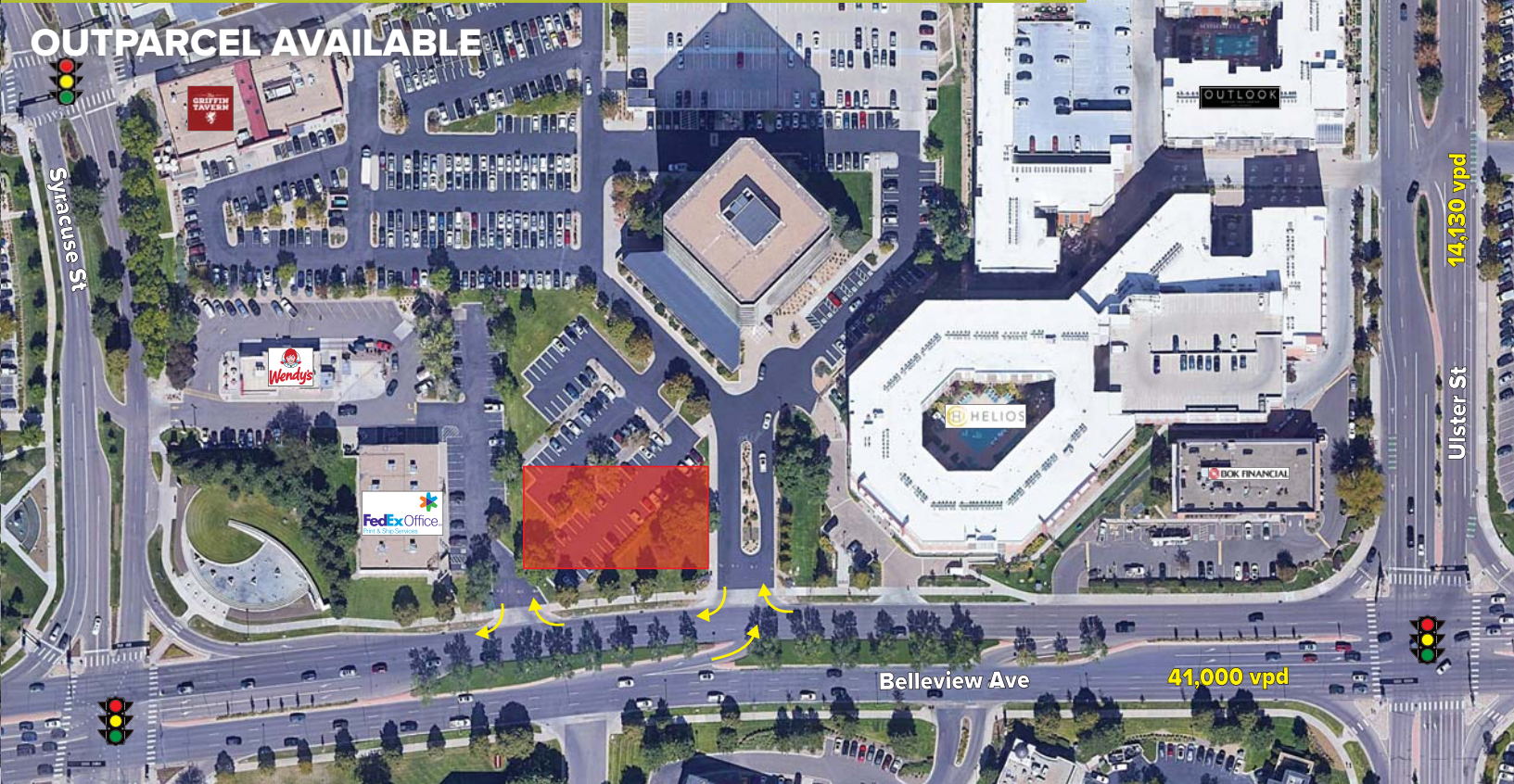
# LOCATION



# DENVER TECH CENTER PAD

Greenwood Village, Colorado 80111

**OUTPARCEL AVAILABLE**



## HIGHLIGHTS

**GROUND LEASE OR BTS (ONLY) PAD SITE OPPORTUNITY**

**UP TO 2,400 SF** BUILDABLE SPACE

**HIGH VISIBILITY AND GREAT ACCESS FROM BELLEVUE AVENUE**

**IN THE HEART OF THE DENVER TECH CENTER**

*NO FOOD OR DRIVE THRU*

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 EST. POPULATION	16,160	100,808	317,445
2025 PROJECTED POPULATION	17,415	106,860	335,611
2020 EST. DAYTIME POPULATION	65,517	172,271	376,746
2020 EST. AVG HH INCOME	\$122,365	\$152,700	\$130,184
2020 EST. HOUSEHOLDS	9,622	45,769	144,942
2020 EST. BUSINESSES	3,005	10,154	24,384

## TRAFFIC

**BELLEVUE AVENUE**  
41,000 VEHICLES PER DAY

**INTERSTATE 25**  
274,000 VEHICLES PER DAY

**PARTNER XTEAM**  
RETAIL ADVISORS

**Rick Will**  
720.529.2993 | rwill@legendllp.com

**Sean Murphy**  
720.529.2996 | smurphy@legendllp.com

**LEGEND**  
PARTNERS

5150 E. Yale Circle | Denver, CO 80222  
720.529.2999 | www.legendLLP.com





# DENVER TECH CENTER



**DOWNTOWN DENVER**

**HYATT REGENCY**

**METRO POINT**

**PENTERRA PLAZA**

**REMAX**

**DENVER MARRIOTT**

**BELLEVUE TOWER**

**HELIOS APARTMENTS**

**DTC PAD SITE**

**BELLEVUE PROMENADE**

Syracuse St

Bellevue Ave

Uister St