



CitySet
NEW URBAN MIX

TWO DRIVE THRU OPTIONS AVAILABLE



LEGEND
PARTNERS ■■■■

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 EST. POPULATION	25,027	216,884	554,839
2025 PROJECTED POPULATION	27,007	233,543	595,404
2025 EST. DAYTIME POPULATION	33,119	173,642	541,105
2020 EST. AVG HH INCOME	\$111,512	\$114,546	\$103,465
2020 EST. HOUSEHOLDS	14,221	117,969	270,456
2020 EST. BUSINESSES	2,677	14,279	37,482



CitySet

Scale, density, pedestrian connectivity, tenant visibility, and see and be seen opportunities. This is CitySet, located on seven acres at the corner of Colorado Boulevard and Cherry Creek Drive and designed to create a new entertainment and hospitality block for this side of town. With the goal of creating a new experience, this area now serves as a hub for casual and high-end dining concepts and includes comfortable places to stay overnight.

Exclusive to the greater Denver area, CitySet is an open-container district. It blends retail space with creative dining concepts, such as JAX Fish House, Cuba Cuba, Native Foods, Cafe Rio and Panera. With the construction of a Residence Inn Hotel and the renovation of the 11-story Hilton Garden Inn Hotel, increased meeting space, a full-service restaurant, and retail shopping complements the unique restaurant scene in the district.

20,000 vpd

Cherry Creek Dr S

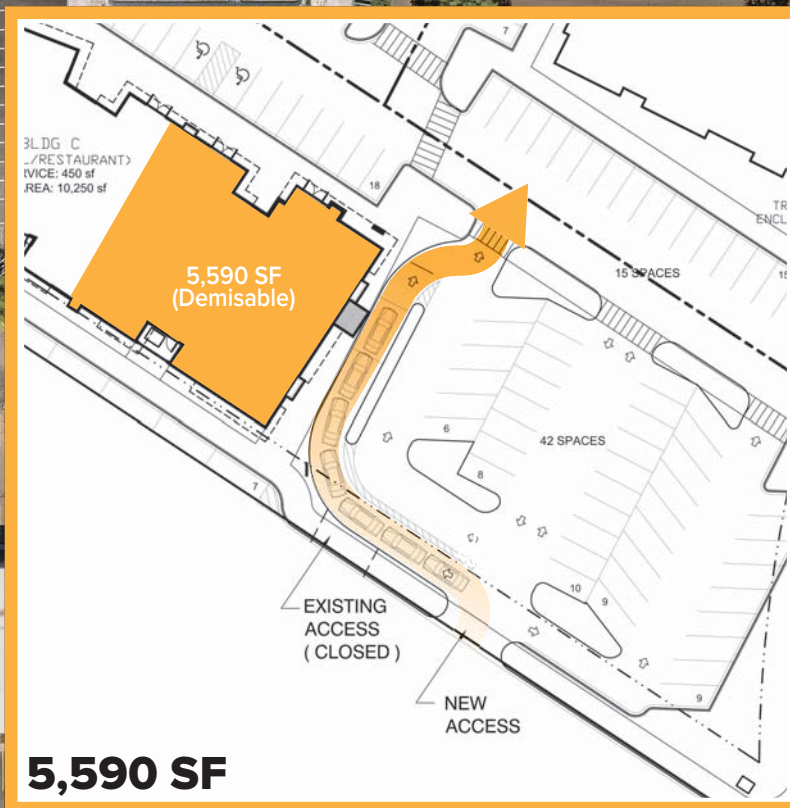
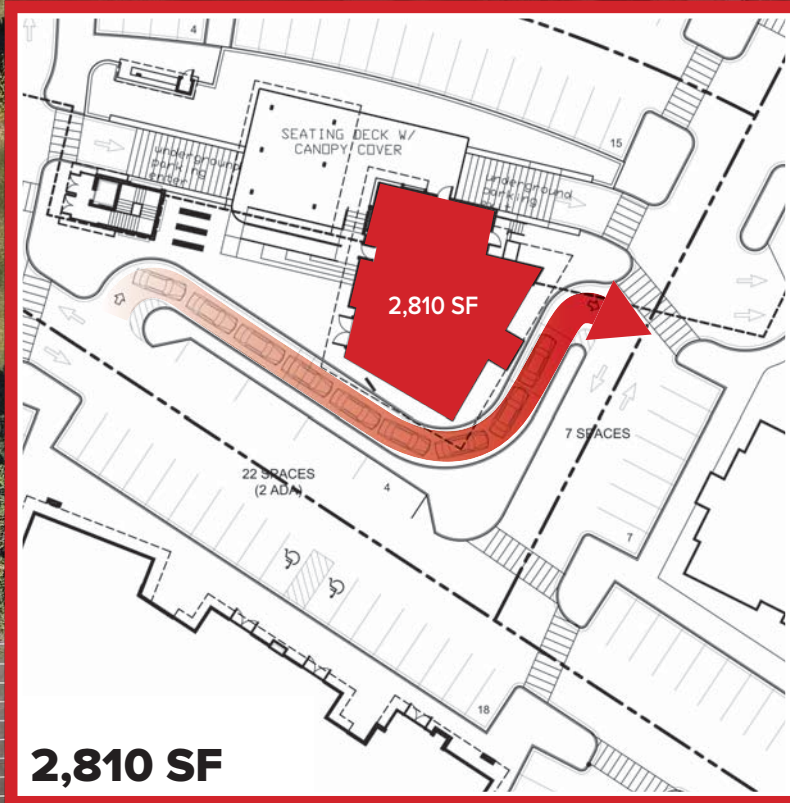
Colorado Blvd

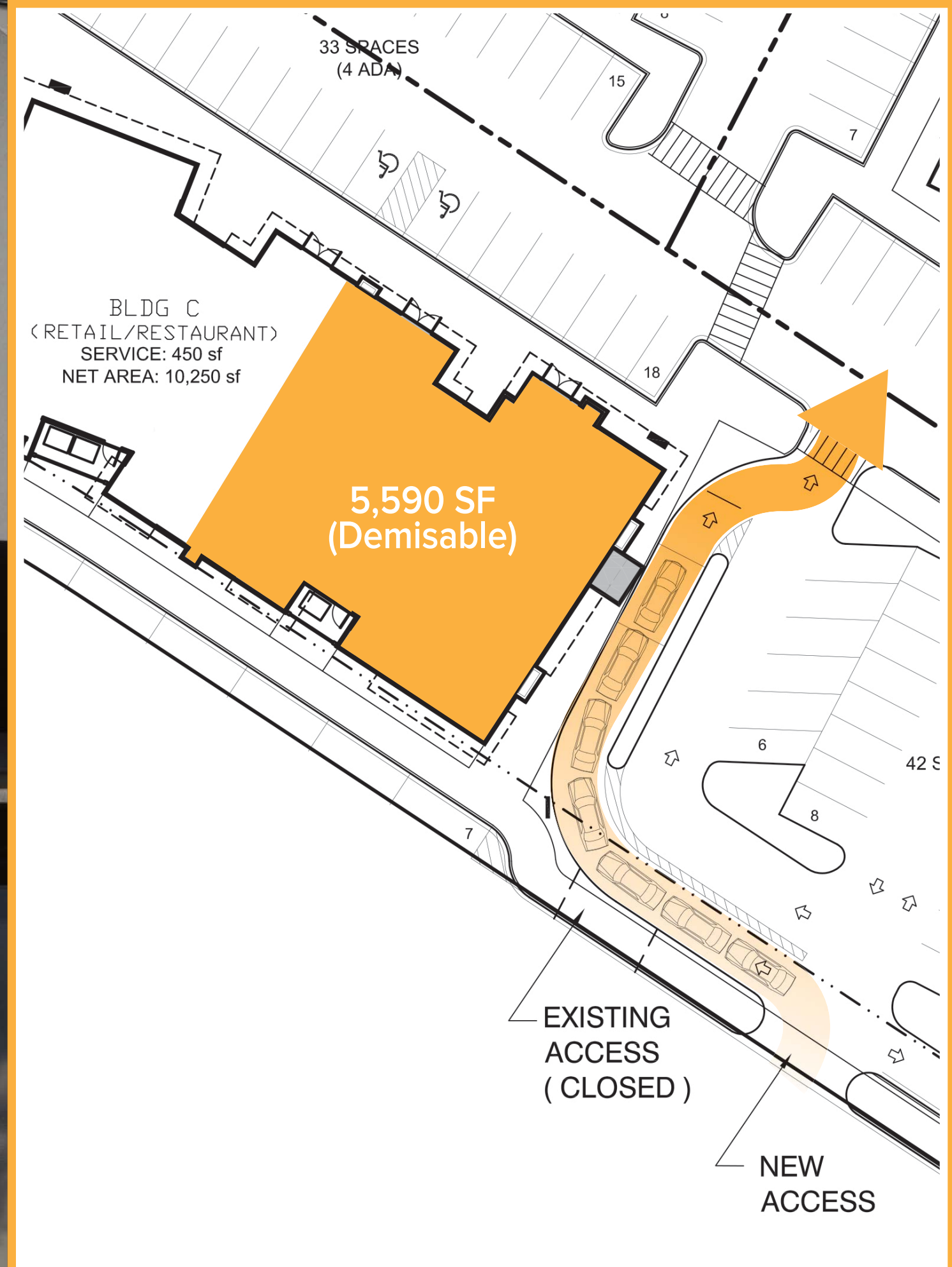
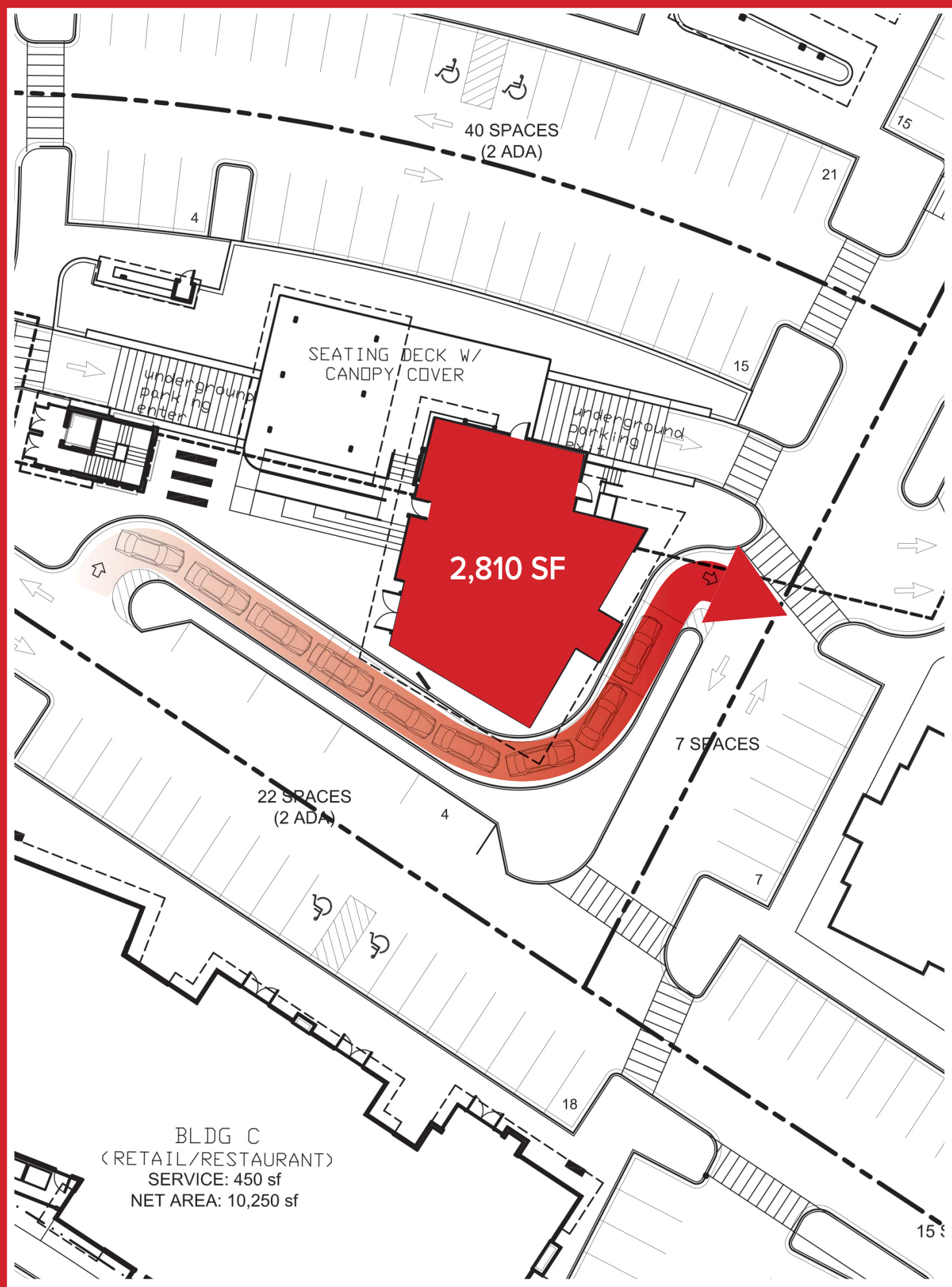
13,000 vpd

62,000 vpd

South Ash Dr

Exposition Ave





5 DAYS



2 DRIVE THRU OPTIONS AVAILABLE
2,810 SF FREE STANDING // 5,590 SF (DIVISIBLE)



CITYSET // GLENDALE



CitySet
NEW URBAN MIX

682 S COLORADO BLVD // GLENDALE, CO

CitySet
STAY • PLAY • SHOP • DINE

Residence Inn
Marriott

 **Hilton
Garden Inn**

NATIVE FOODS
CAFÉ

CUBA CUBA
SANDWICHERIA

ILLEGAL BURGERS

SUSHI KAI

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