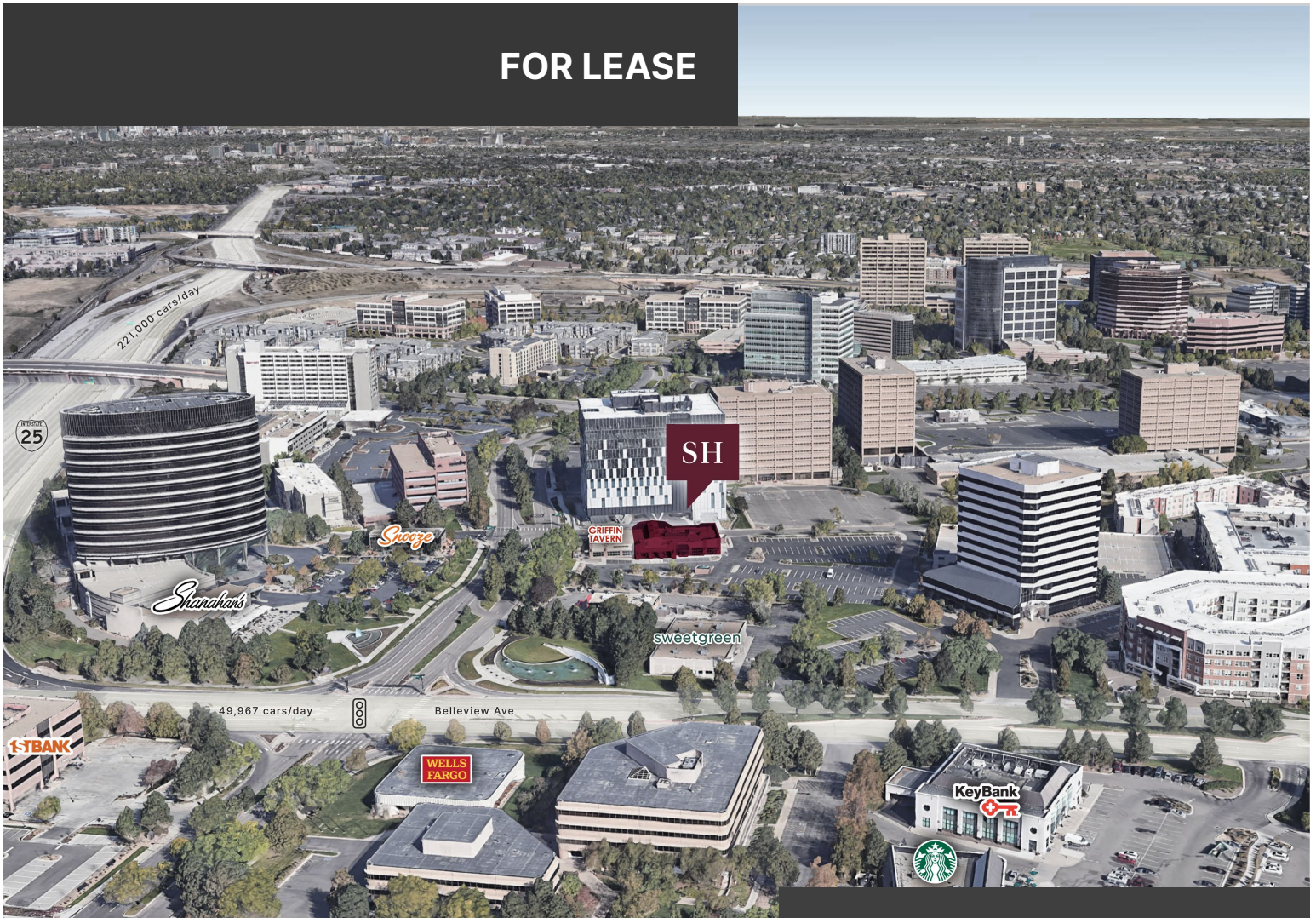


FOR LEASE



## 5060 S. SYRACUSE ST

THESE TWO SPACES 7,978 SF & 2,240 SF OR COMBINED TO 10,188 SF ARE IN THE HEART OF DTC. THIS SITE HAS 54,000+ DAYTIME POPULATION WITH IN 1 MILE AND 114,818 WITH IN 5 MILES. BEING A CENTRALIZED DTC LOCATION THIS SITE COMES WITH A BUILT IN CUSTOMERS BASE.

### AVAILABLE

CHERRY CREEK SURGERY CENTER:

7,948 SF

EAST END-CAP:

2,240 SF

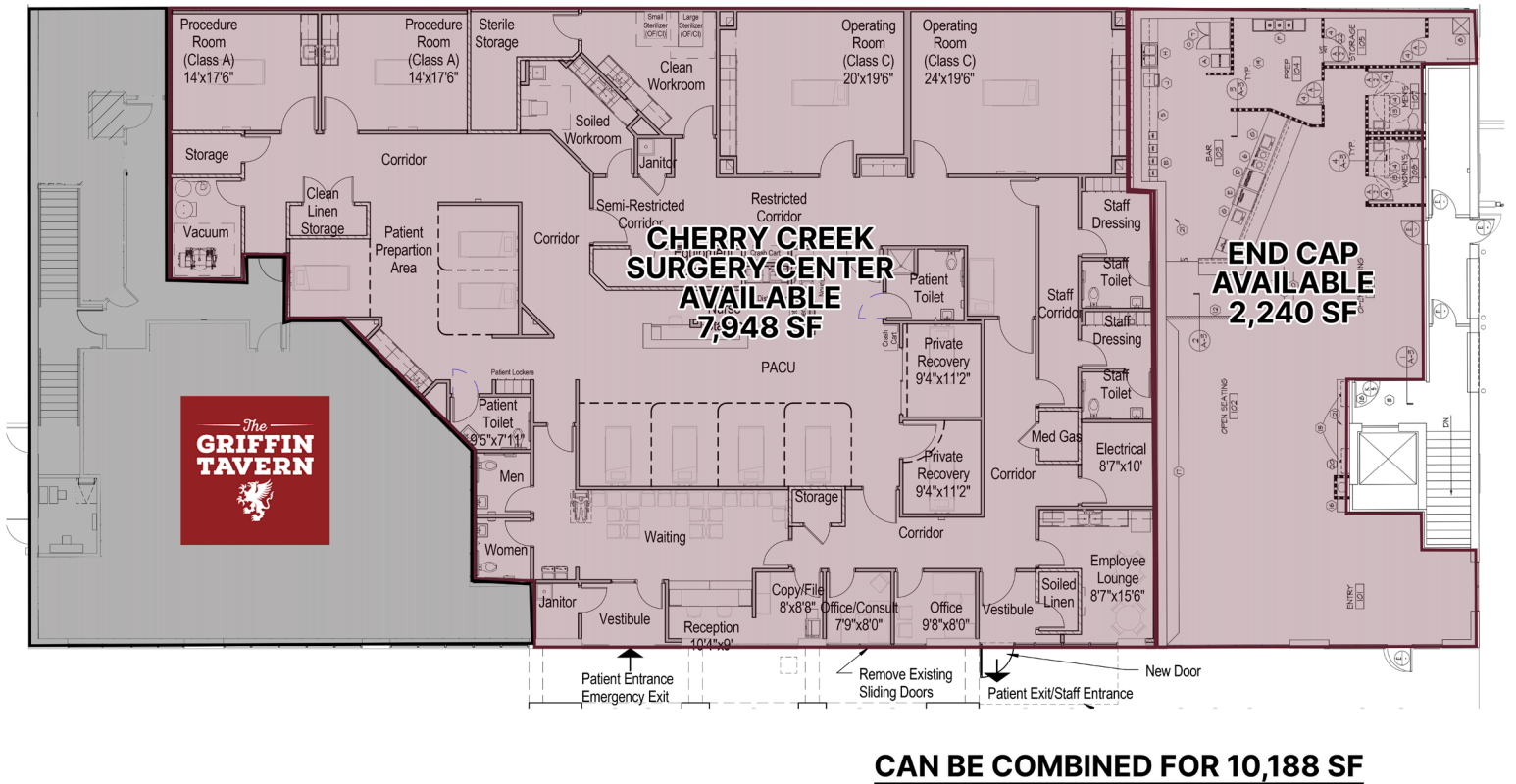
COMBINED:

10,188 SF



SH

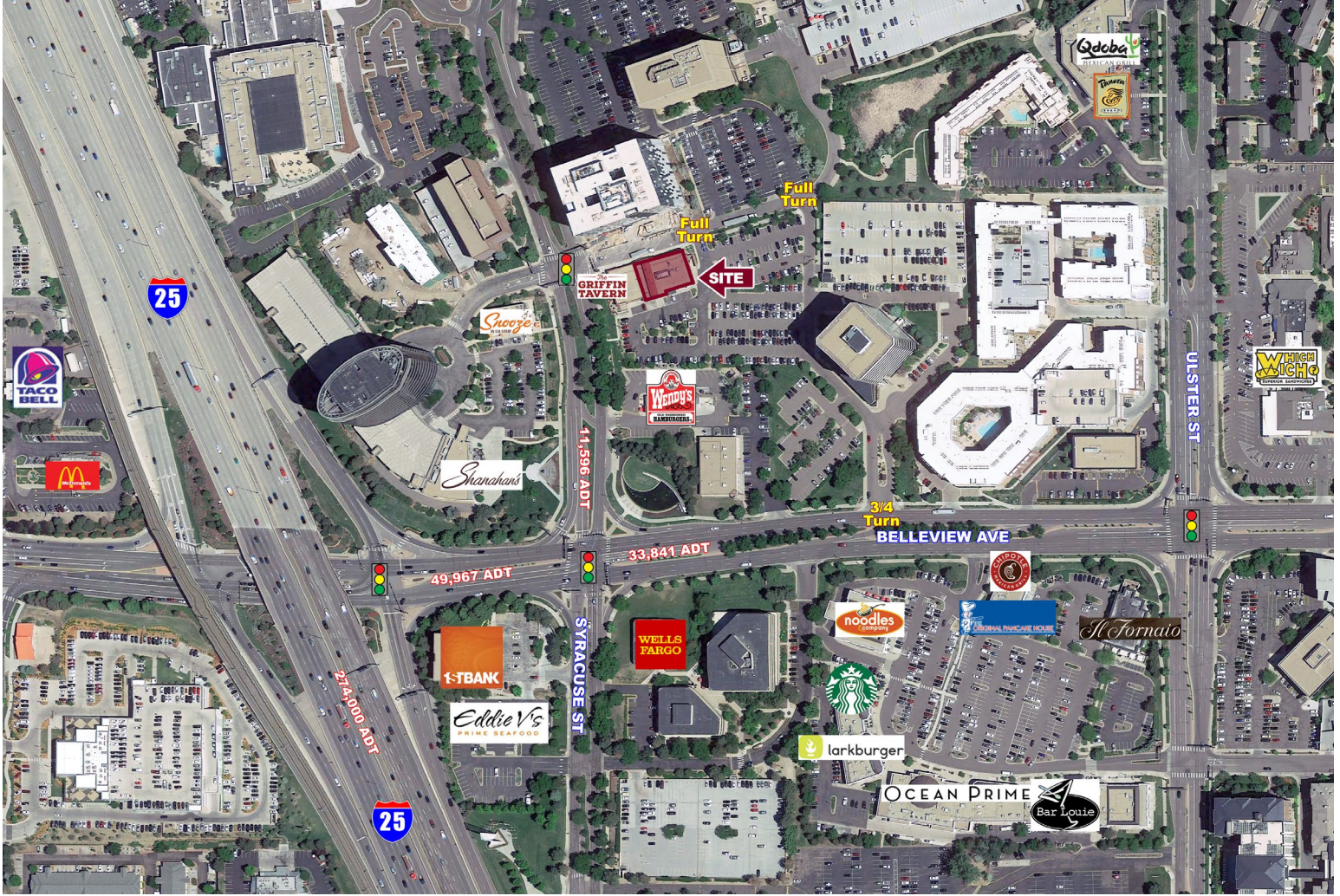
# SITE PLAN



## 5060 S. Syracuse St

- AVAILABLE:
  - Cherry Creek Surgery Center: 7,948 SF
  - East End-Cap: 2,240 SF
  - Combined: 10,188 SF
- \* Heart of the Tech center
- \* Approximately 25 million SF of commercial buildings & 113,000+ workers
- Easy access to I-25
- Cross parking available – 260 total

# LOCATION

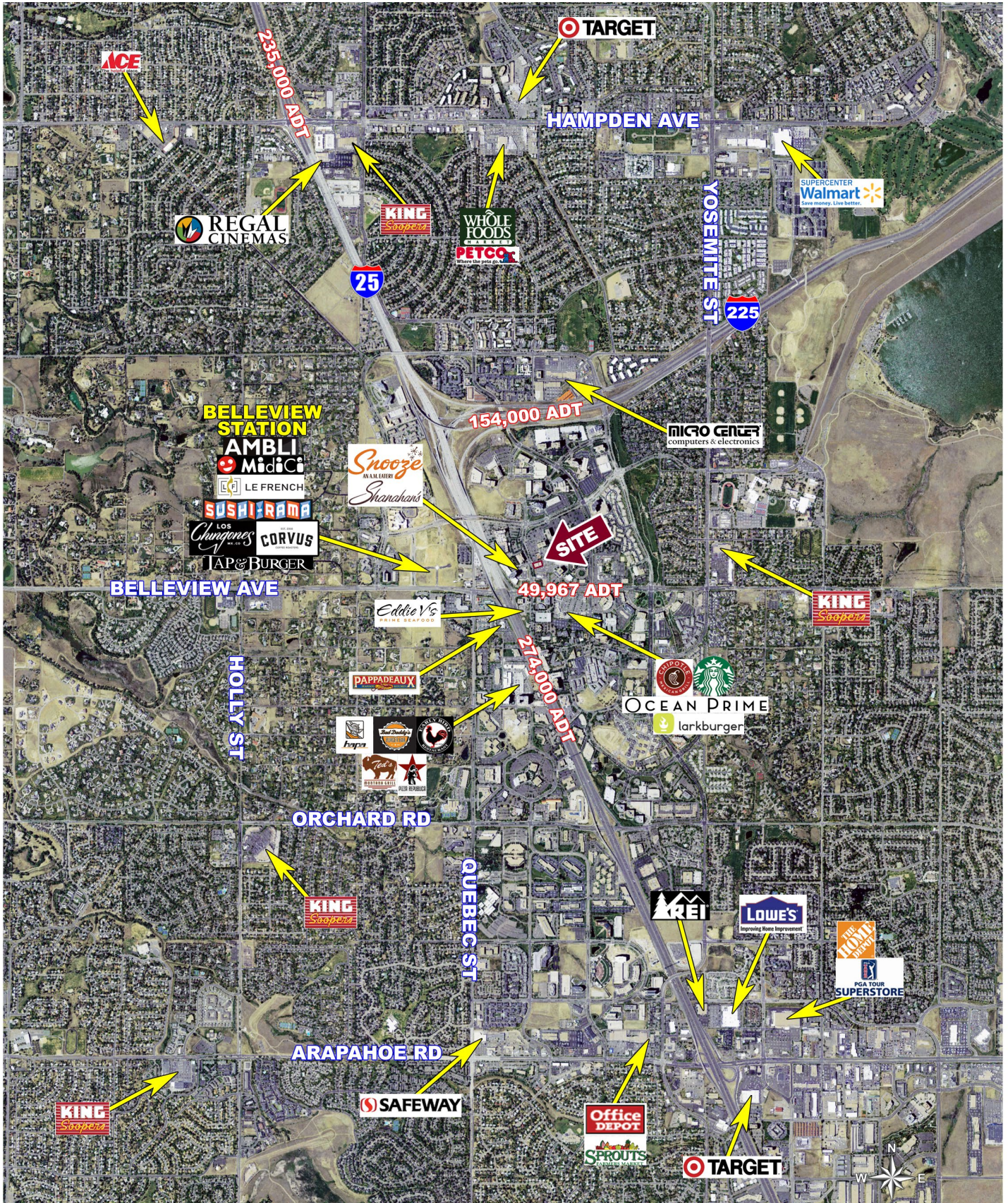


Join near by national restaurants

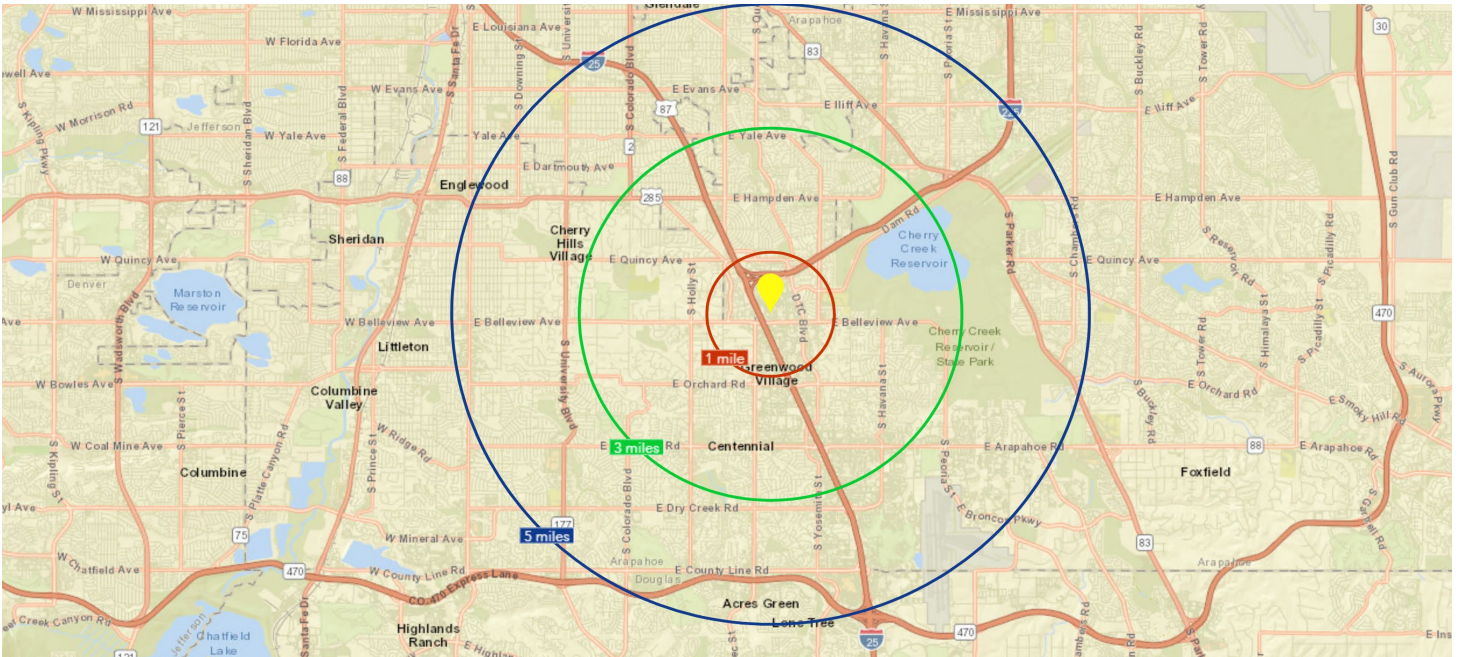


and more

# TRADE AREA



# AREA DEMOGRAPHICS



## AREA DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	15,259	98,922	313,873
PROJ. POPULATION IN 2026	16,916	104,586	332,233
AVG. HOUSEHOLD INCOME	\$106,262	\$132,666	\$115,602
DAYTIME POPULATION (EMPLOYEES)	54,618	114,181	261,821

SOURCE: ESRI 2021

## TRAFFIC COUNTS

LOCATION	CARS/DAY
Belleview Ave west of Syracuse St	49,967 <sup>1</sup>
Belleview Ave east of Syracuse St	33,841
Syracuse St north of Belleview Ave	11,596 <sup>2</sup>
Syracuse St south of Belleview Ave	9,814

SOURCE: DRCOG 2019, <sup>1</sup>2018, <sup>2</sup>2013



## BROKER CONTACT

### ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: [www.sullivanhayes.com](http://www.sullivanhayes.com)

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All information to be independently verified.