

RIVER POINT @ SHERIDAN

swc hampden avenue & santa fe drive

SOUTH DENVER METRO AREA'S newest retail district, River Point at Sheridan, is an exciting Brownfield urban renewal project consisting of an outdoor collection of major retailers, shops, dining and entertainment. The 135-acre redevelopment project is located along the west side of S Santa Fe Dr between Hampden and Oxford Avenues in the City of Sheridan, adjacent to the South Platte River.

INFORMATION

- Join Super Target, Costco, Regal Cinemas and other national retailers in this 135 acre regional shopping center
- PADS for sale, ground lease or build-to-suit
- Anchor space and shops available

DEMOGRAPHICS

Source: Allocate Data 2015

	1 MILE	3 MILE	5 MILE
2015 Population	8,463	140,721	364,627
Avg Household Inc.	\$47,236	\$66,588	\$80,340
Employees	20,262	78,154	186,384
Businesses	1,464	7,701	18,962

TRAFFIC COUNTS

Source: CDOT 2014

On Hampden Ave west of Santa Fe Dr	69,000 cars/day
On Hampden Ave east of Santa Fe Dr	62,000 cars/day
On Santa Fe Dr north of Hampden Ave	72,000 cars/day
On Santa Fe Dr south of Hampden Ave	69,000 cars/day



**WEINGARTEN
REALTY**

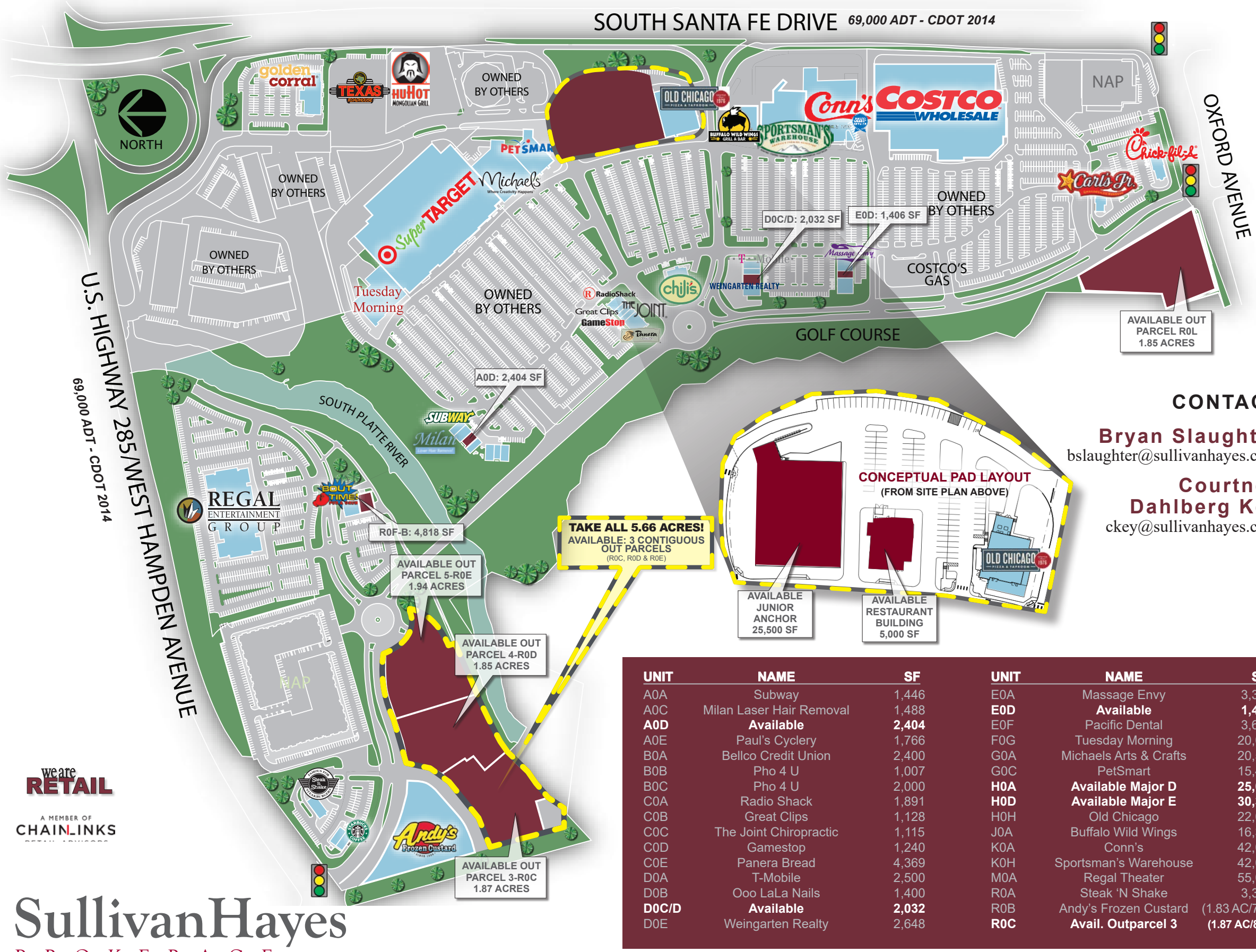
SullivanHayes
B R O K E R A G E
we are RETAIL
A MEMBER OF CHAINLINKS

Bryan Slaughter
bslaughter@sullivanhayes.com
Courtney Dahlberg Key
ckey@sullivanhayes.com

The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.

RIVER POINT @ SHERIDAN

swc hampden avenue & santa fe drive



CONTACT

Bryan Slaughter
bslaughter@sullivanhayes.com

Courtney Dahlberg Key
ckey@sullivanhayes.com

UNIT	NAME	SF	UNIT	NAME	SF	UNIT	NAME	SF
A0A	Subway	1,446	E0A	Massage Envy	3,300	R0D	Avail. Outparcel 4	(1.85 AC/80,542 SF)
A0C	Milan Laser Hair Removal	1,488	E0D	Available	1,406	R0E	Avail. Outparcel 5	(1.94 AC/84,506 SF)
A0D	Available	2,404	E0F	Pacific Dental	3,600	R0F-A	Bout Time Pub & Grub	3,000
A0E	Paul's Cyclery	1,766	F0G	Tuesday Morning	20,076	R0F-B	Available	4,818
B0A	Bellco Credit Union	2,400	G0A	Michaels Arts & Crafts	20,544	R0G	Chili's	5,874
B0B	Pho 4 U	1,007	G0C	PetSmart	15,447	R0H	Costco Fuel Pad	250
B0C	Pho 4 U	2,000	H0A	Available Major D	25,000	R0J	Carl's Jr.	2,750
C0A	Radio Shack	1,891	H0D	Available Major E	30,300	R0K	Chick-Fil-A	4,227
C0B	Great Clips	1,128	H0H	Old Chicago	22,000	R0L	Avail. Outparcel	(1.85 AC/80,500 SF)
C0C	The Joint Chiropractic	1,115	J0A	Buffalo Wild Wings	16,392	R0M	Golden Corral	11,087
C0D	Gamestop	1,240	K0A	Conn's	42,000	R0N	Texas Roadhouse	6,995
C0E	Panera Bread	4,369	K0H	Sportsman's Warehouse	42,000	R0P	HuHot Mongolian Grill	5,000
D0A	T-Mobile	2,500	M0A	Regal Theater	55,000	R0R	Starbucks	1,800
D0B	Ooo LaLa Nails	1,400	R0A	Steak 'N Shake	3,315	R01	Cellular Plus	1,806
D0C/D	Available	2,032	R0B	Andy's Frozen Custard	(1.83 AC/79,889 SF)		Costco (Owned by others)	158,539
D0E	Weingarten Realty	2,648	R0C	Avail. Outparcel 3	(1.87 AC/81,283 SF)		Target (Owned by others)	174,344

we are **RETAIL**
A MEMBER OF **CHAINLINKS**

SullivanHayes
BROKERAGE

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111

303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com