

**MADISON
COMMERCIAL**
PROPERTIES, LTD.

**8580 E. LOWRY BLVD.
DENVER, CO 80216**

**7,623 SF | FRONT RETAIL | \$28/ NNN
3,210 SF | PROSHOP | \$28/ NNN
17,000 SF | OPEN OUTSIDE SPACE | \$3.50/ NNN**



PLEASE DO NOT BOTHER TENANT AND CONTACT LISTING BROKER FOR ANY QUESTIONS

RARE OPPORTUNITY TO LEASE SPACE IN LOWRY WITHIN THE BIG BEAR ICE ARENA. APPROXIMATELY 7,623 SF OF RETAIL WITH OVER 17,000 SF OF CONNECTING OUTDOOR SPACE, A RESTAURANT/BAR WOULD BE A GREAT ADDITION TO THE ALREADY THRIVING ICE ARENA BUSINESS. ZONED B-3, DENVER COUNTY PERMITS A VARIETY OF USES THAT WOULD COMPLEMENT THE +/- 100,000-SF BUILDING. WITH PLENTY OF PARKING AND OUTDOOR SPACE, THIS PROPERTY CAN HANDLE EVENTS LARGE AND SMALL.



MAX SCHOLL

720-996-1015

MSCHOLL@MADISONCOMMERCIAL.COM

► LOCATION



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,395	226,111	517,784
HOUSEHOLDS	7,628	93,528	225,618
AVG HH INCOME	\$51,724	\$57,350	\$58,522
AVERAGE AGE	33.9	36.1	36.8

B3
ZONED

1998
RENOVATED

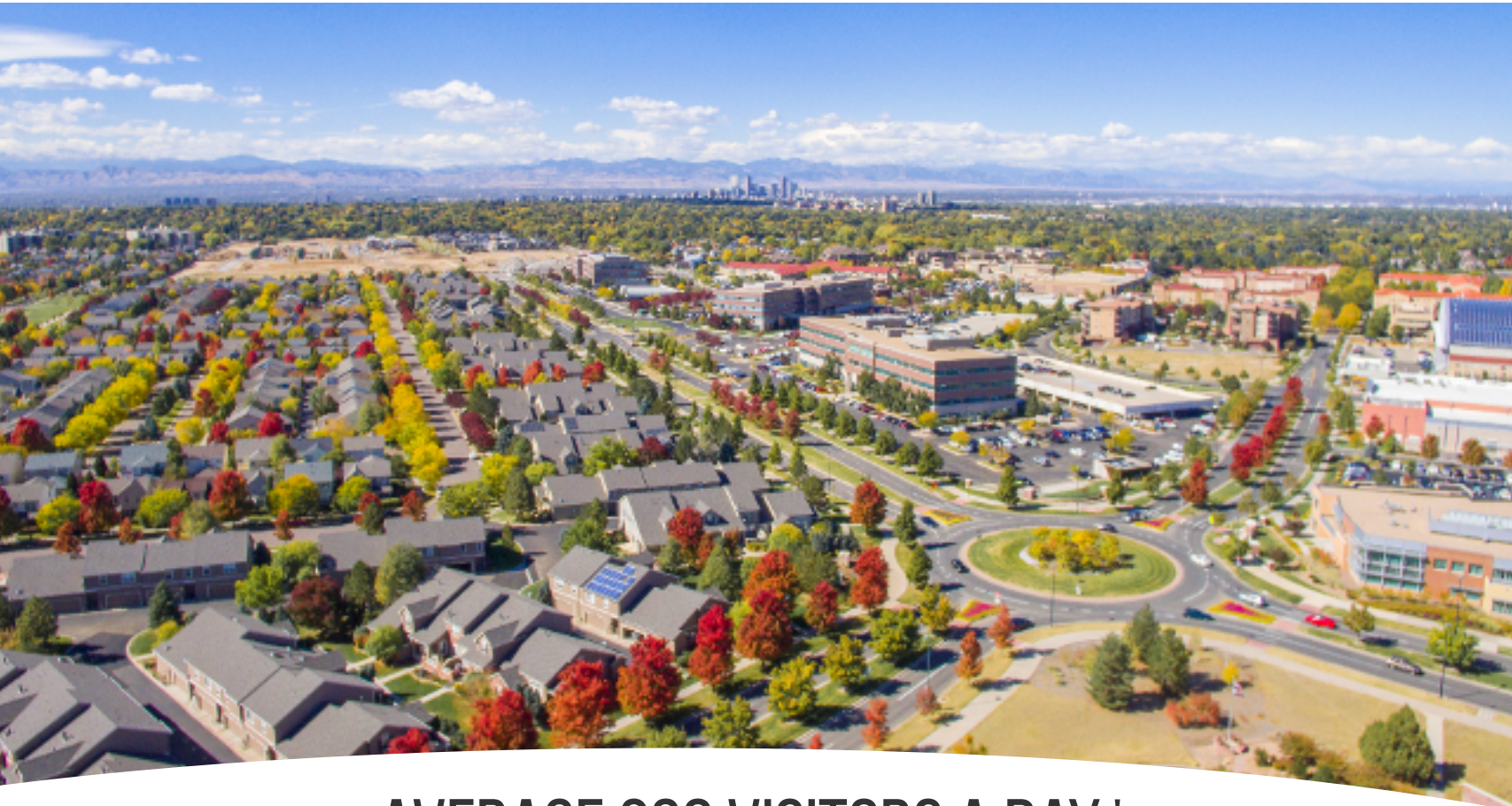
LOWRY
NEIGHBORHOOD

ALSO AVAILABLE, RETAIL SPACE FITTED FOR A PRO-SHOP. PRIOR SHOP BUILD IS APPROXIMATELY 1,200 SF, BUT CAN BE EXPANDED UP TO 3,210 SF. LOCATED NEXT TO THE CHECK IN/RENTAL AREA, THE PRO-SHOP WOULD SERVICE THE DEMAND FOR EQUIPMENT REPAIR, SKATE SHARPENING AND GENERAL RETAIL TO THE FIGURE SKATING, HOCKEY AND PUBLIC SKATE PROGRAMS ALREADY IN PLACE.

► LOCATION

ASIDE FROM THE ICE ARENA CUSTOMER TRAFFIC, THE SPACE SITS DIRECTLY ACROSS FROM DEVELOPMENT OF 300 UNITS AT BROADSTONE LOWRY PARK AND 347 UNITS AT ENCORE AT BOULEVARD ONE, SET TO FINISH THIS YEAR. LOCATED BLOCKS FROM THE WINGS OVER THE ROCKIES AIR & SPACE MUSEUM WITH GREAT EXPOSURE OFF E LOWRY BLVD, THE SURROUNDING AREA IS DENSE WITH RESIDENTIAL HOUSING AND SCHOOLS.

BUILDING 1499 OTHERWISE KNOWN AS THE “BLACK HANGAR,” WAS ORIGINALLY USED AS A SPECIAL WEAPONS TRAINING FACILITY AFTER BEING BUILT IN 1954 AND CONDUCTED HIGH SECURITY TRAINING ON HOW TO LOAD AND MANAGE MISSILES FOR THE SAC B-52 BOMBER. ONCE FITTED AS A B-52 AIRPLANE HANGAR ON THE LOWRY AIR FORCE BASE, THE BUILDING WAS NOT REPURPOSED INTO AN ICE ARENA UNTIL 1994.



AVERAGE 230 VISITORS A DAY*

*TRAFFIC INCREASES DURING HOCKEY SEASON

► LOWRY NEIGHBORHOOD



ONCE AN AIR FORCE BASE, LOWRY IS NOW KNOWN FOR ITS GREEN SPACES, SUCH AS SUNSET PARK AND GREAT LAWN PARK, OFFERING PLAYGROUNDS, MEADOWS AND SUMMER CONCERTS. HOUSED IN A FORMER AIRCRAFT HANGAR, WINGS OVER THE ROCKIES AIR AND SPACE MUSEUM EXHIBITS WARPLANES FROM DIFFERENT ERAS. CHAIN STORES AND CASUAL EATERIES ARE THE DRAW AT LOWRY TOWN CENTER MALL, WHILE THE BIG BEAR ICE ARENA HAS SKATE SESSIONS AND HOCKEY GAMES.

THREE MAJOR DEVELOPMENT PROJECTS UNDERWAY IN LOWRY:

ENCORE AT BOULEVARD ONE. THIS 347-UNIT PROJECT LOCATED AT THE SOUTHWEST CORNER OF QUEBEC ST. AND E. LOWRY BLVD. BROKE GROUND IN JUNE.

BROADSTONE LOWRY PARK. THIS 300-UNIT PROJECT IS LOCATED ON THE 9.59-ACRE SITE FORMERLY OCCUPIED BY THE LOWRY PARK INDEPENDENT ASSISTED LIVING COMMUNITY.

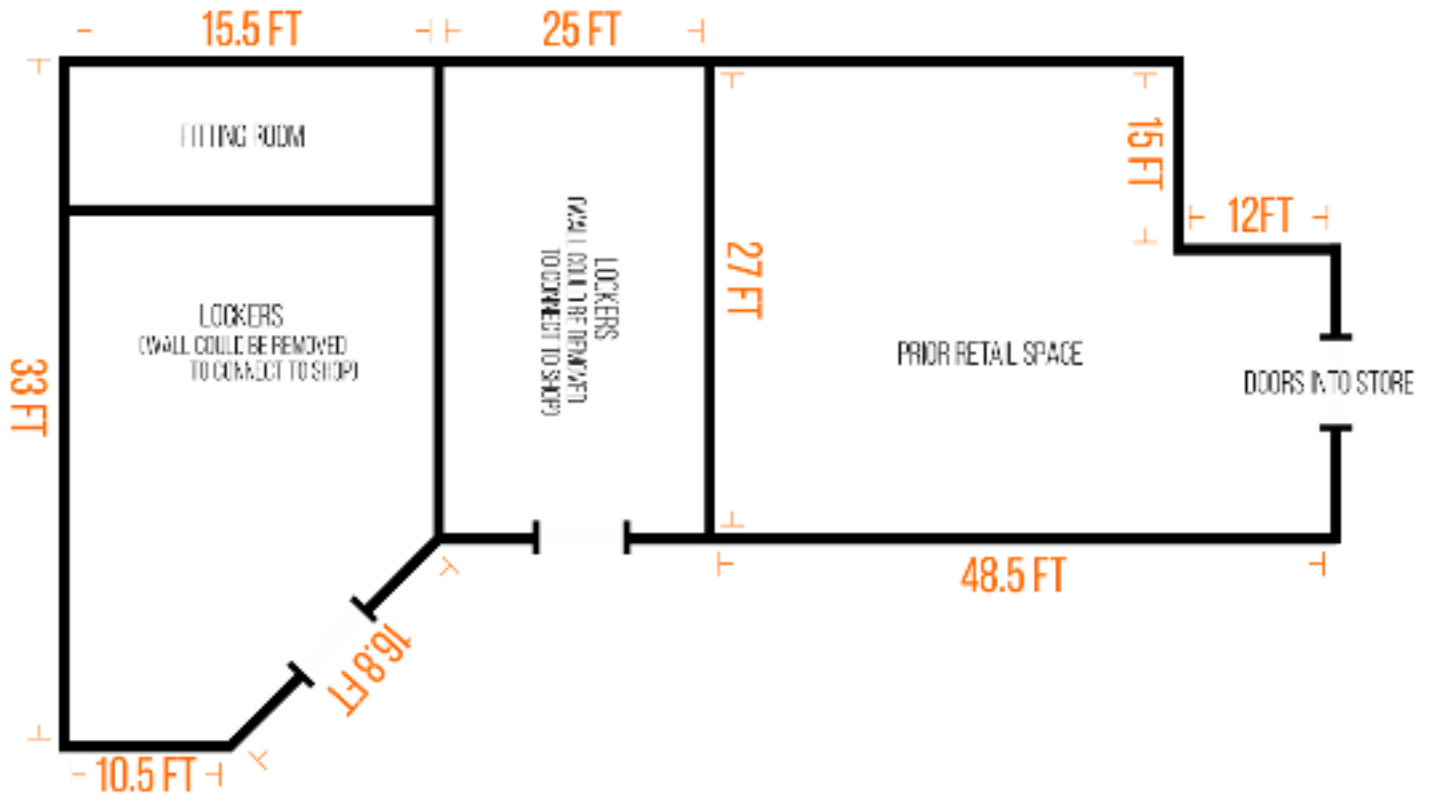


EATING RECOVERY CENTER. ERC BILLS ITSELF AS THE “ONLY VERTICALLY INTEGRATED NATIONAL SYSTEM EXCLUSIVELY DEVOTED TO THE TREATMENT OF EATING DISORDERS.

FOR MORE ON THE DEVELOPMENTS: [HTTPS://FRONTPORCHNE.COM/](https://frontporchne.com/)

► FLOOR PLANS

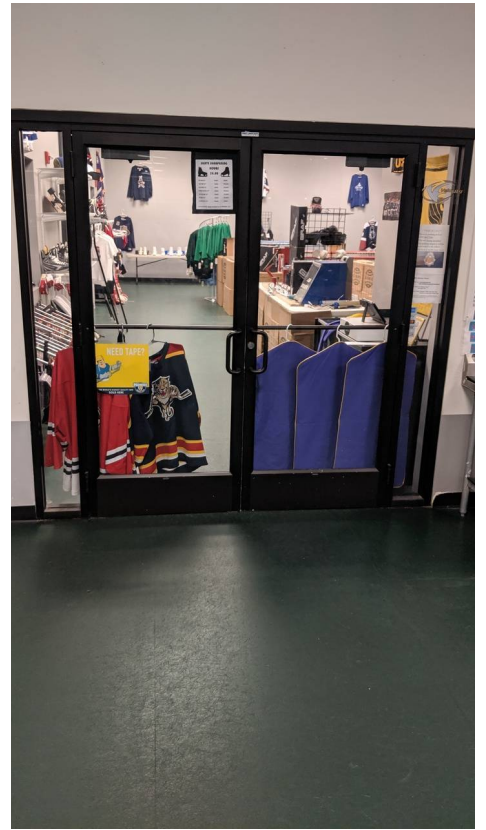
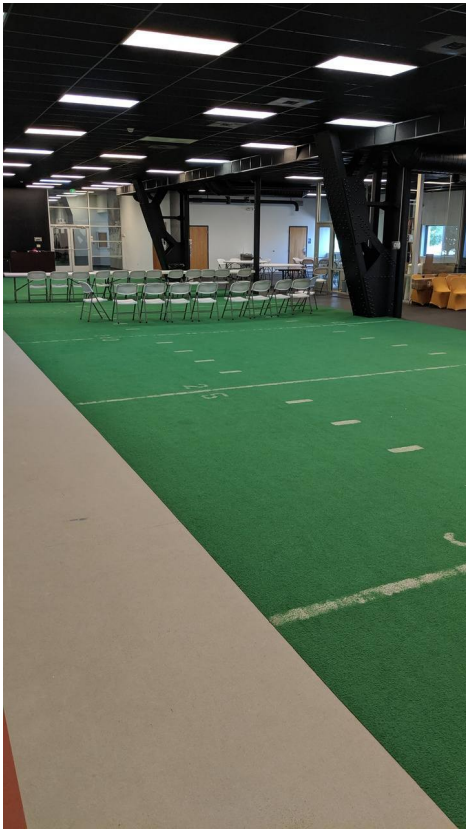
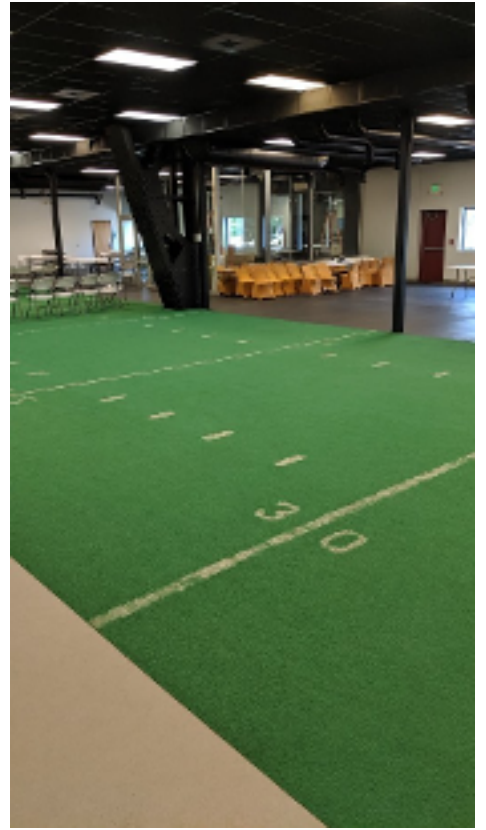
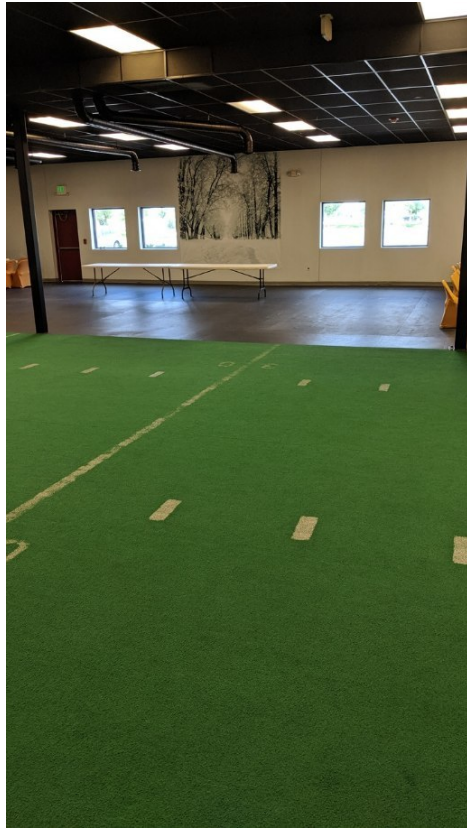
PROSHOP



FRONT RETAIL



▶ ADDITIONAL PHOTOS



▶ ADDITIONAL PHOTOS

