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NEWMARK

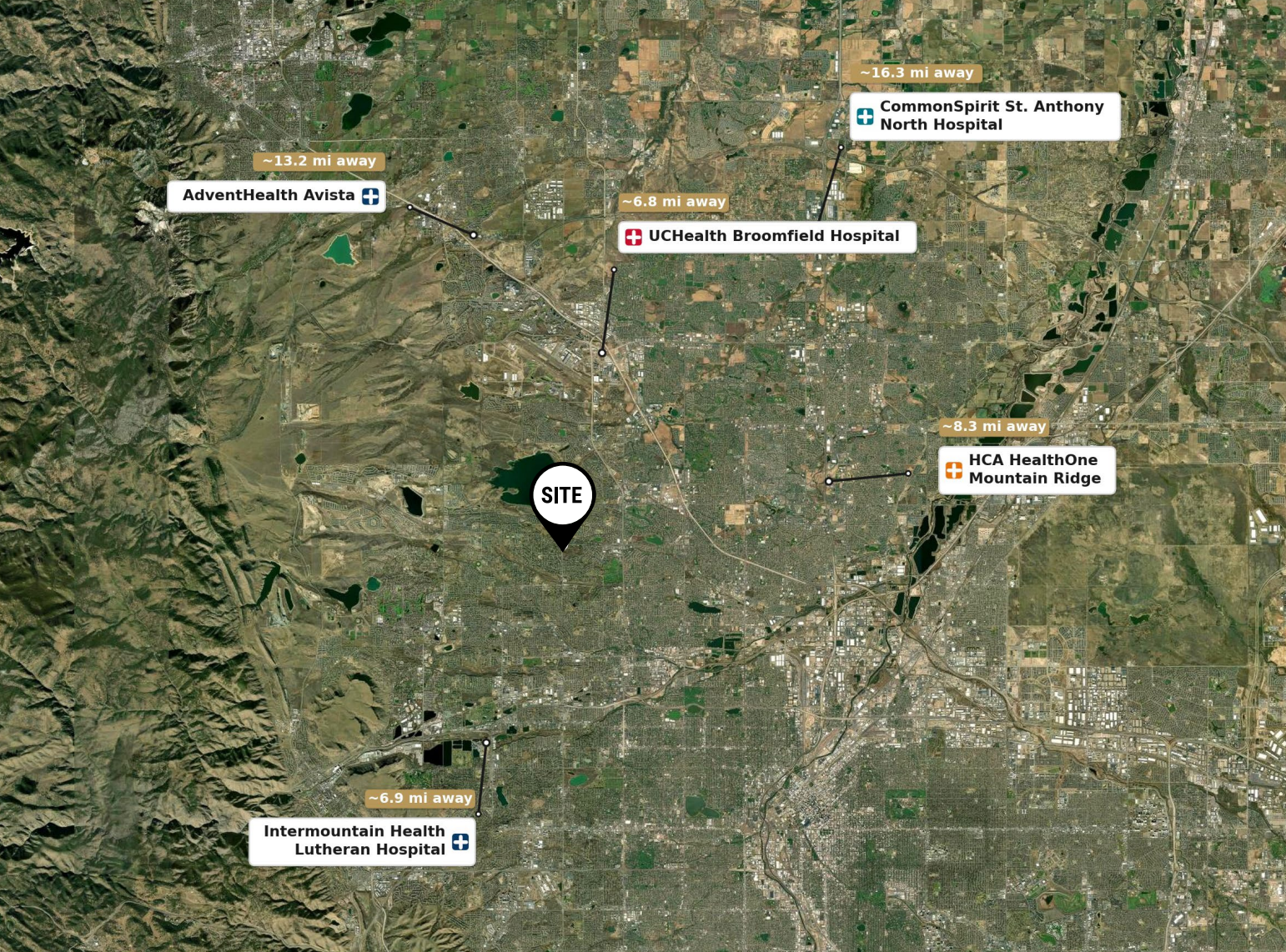
9950 W 80TH AVENUE

**TWO PONDS
PROFESSIONAL PLAZA**

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NW DENVER LOCATION WITH RESTORATIVE VIEWS, ABUNDANT PARKING AND A VARIETY OF AVAILABLE SPACES

Two Ponds Medical is situated amongst high-income households and a strong commercial payer mix - ideal for practices seeking convenient patient access and medical build-out options.

BUILDING STATS

AVAILABLE SPACES

Suite 9	Suite 11	Suite 15
1,424 SF	614 SF	1,000 SF



\$19.50/SF NNN Asking Rent



\$15.21/SF 2026 Estimated NNN

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PROPERTY PHOTOS



MARKET PROFILE

Population Summary	2 Miles	5 Miles	10 Miles
2020 Total Population	43,128	248,275	899,140
2025 Population	40,697	245,881	917,532
2030 Population Projection	40,081	247,163	935,712
Annual Growth 2020-2025	- 1.1%	-0.2%	0.4%
Annual Growth 2025-2030	-0.3%	0.1%	0.4%
Median Age	43.6	40.1	38

Median Household Income			
2026	\$130,383	\$134,410	\$115,468
2031	\$148,471	\$159,206	\$135,219

