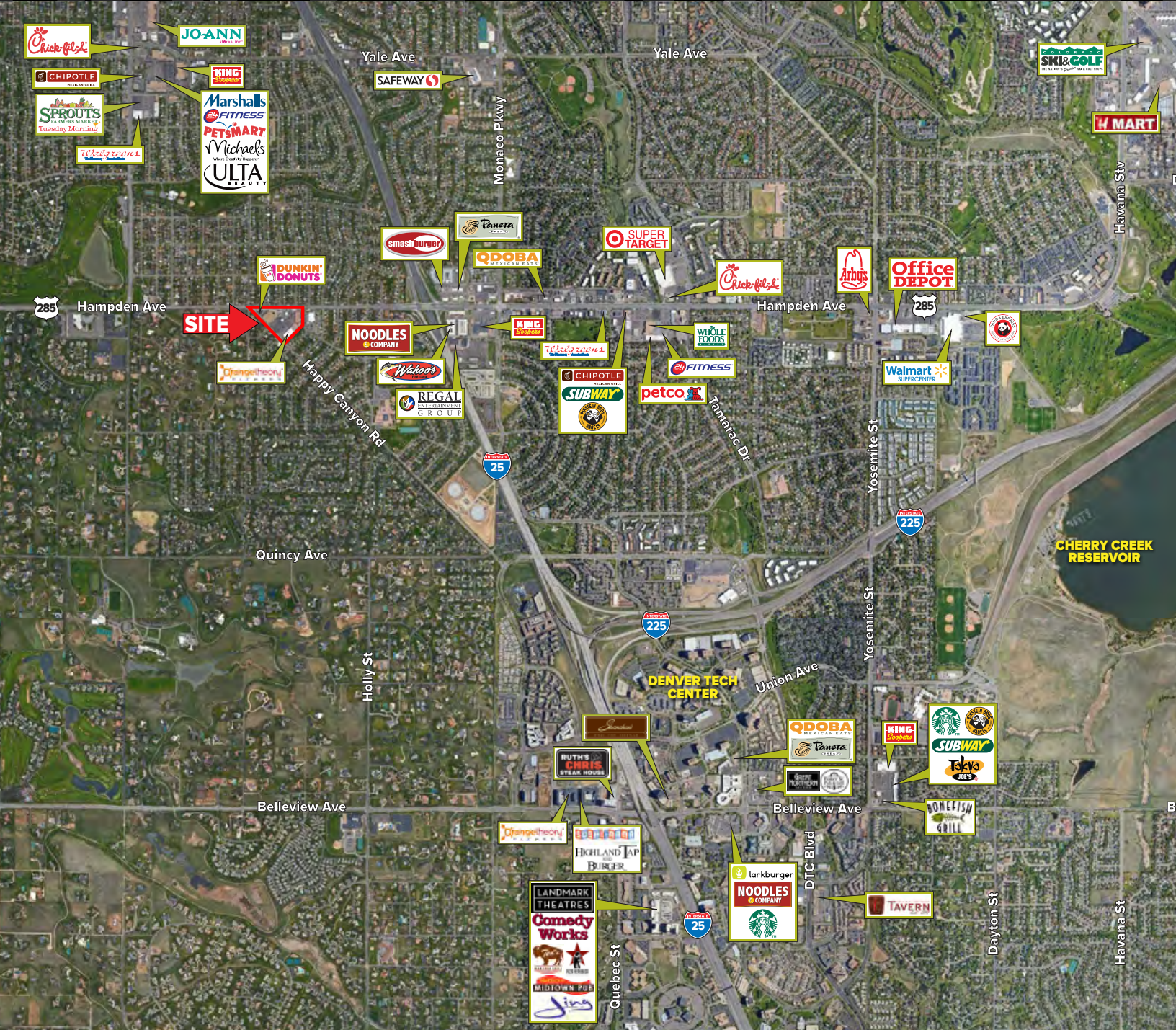


HAPPY CANYON



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 EST. POPULATION	12,685	133,358	381,019
2024 PROJECTED POPULATION	13,723	142,673	407,048
2019 EST. DAYTIME POPULATION	6,932	127,670	372,308
2019 EST. AVG HH INCOME	\$158,741	\$116,394	\$114,182
2019 EST. HOUSEHOLDS	5,359	64,657	179,688
2019 EST. BUSINESSES	410	8,755	27,695

TRAFFIC

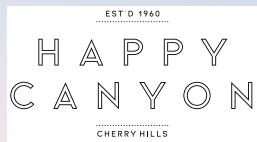
HAMPDEN AVENUE
60,000 VEHICLES PER DAY

HAPPY CANYON ROAD
8,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

HAPPY CANYON SHOPPING CENTER

Denver, Colorado 80216



HIGHLIGHTS

BECOME A PART OF:
THE FULLY REDEVELOPED HAPPY CANYON SHOPPING CENTER WITH A NEW MULTI-TENANT SOCIAL HUB IN THE FORMER SAFEWAY

IMPROVEMENTS INCLUDE A **NEW STOREFRONT, NEW IDENTITY SIGNAGE, NEW MONUMENT SIGNAGE AND ADDED PATIO**

JOIN **MARCZYK FINE FOODS, COREPOWER YOGA, BIRDCALL, DUFFEYROLL BAKERY, STARBUCKS AND ORANGE THEORY**

LEGEND
PARTNERS

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