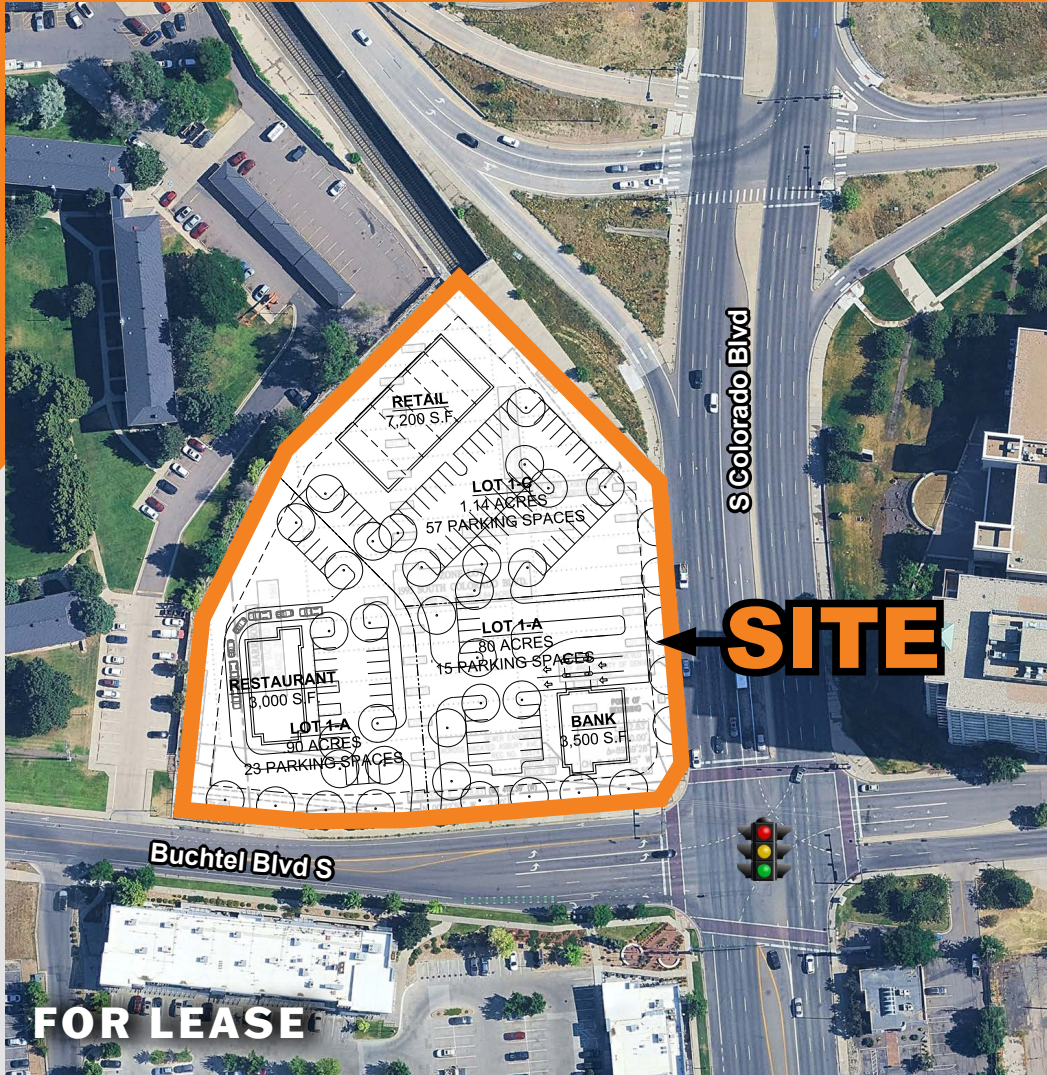


NWC COLORADO BLVD & BUCHTEL BLVD

DENVER, CO



PROPERTY HIGHLIGHTS

- Pad sites available for lease at Denver's highest traffic, corner location. Strong visibility from I-25 and Colorado Boulevard.
- Multi-tenant retail opportunity available, perfect for fast-casual restaurants, dentists, veterinary, grocery.
- This site combines a large population density, strong daytime employment, multiple retail anchors and restaurants and some of the highest HH incomes in the city.
- Close proximity to Dave & Busters, Total Wine, Best Buy, Ross, Los Dos Potrillos, Cava, United Artists Theater and the University of Denver campus.

TRAFFIC COUNTS

On Colorado Blvd north of I-25	60,093 CPD
On Colorado Blvd south of I-25	38,629 CPD
On I-25 east of Colorado Blvd	222,000 CPD
On I-25 west of Colorado Blvd	219,000 CPD

Source: CDOT 2025

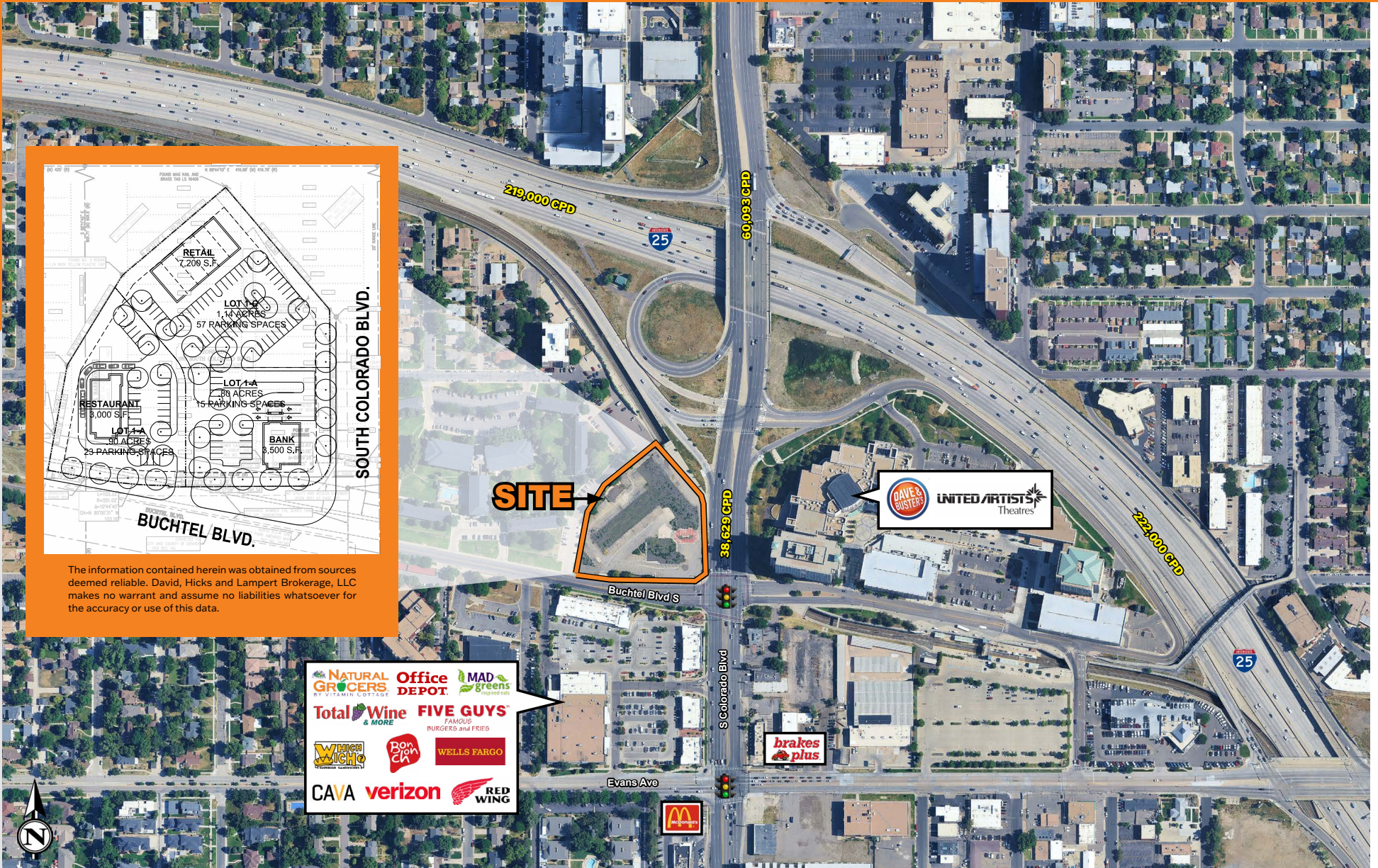
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	20,633	166,059	459,096
AVERAGE HH INCOME	\$145,938	\$161,353	\$142,383
BUSINESSES	2,308	13,605	34,936
EMPLOYEES	19,080	97,867	298,094

Source: Applied Geographic Solutions, 2025 Estimates

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