

Safeway Shopping Center

W 44th Ave & Lowell Blvd | Denver, CO



AVAILABLE

1,357 SF

RATE

Contact Broker

NNN

\$6.64/SF

ABOUT THE PROPERTY

- Great location in the Denver metro area
- Excellent access and parking
- Densely populated area
- Pylon signage available
- Anchored by Safeway
- Center benefits from being one of the only grocers in the immediate area

TRAFFIC COUNTS

W 44th Avenue
Lowell Boulevard

Year: 2025 | Source: drcog

9,249 VPD
10,814 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Current Population	22,651	169,969	453,402
Total Households	10,674	82,465	211,165
Average HH Income	\$180,686	\$143,562	\$127,168
Daytime Population	18,391	201,944	568,294

Year: 2025 | Source: esri

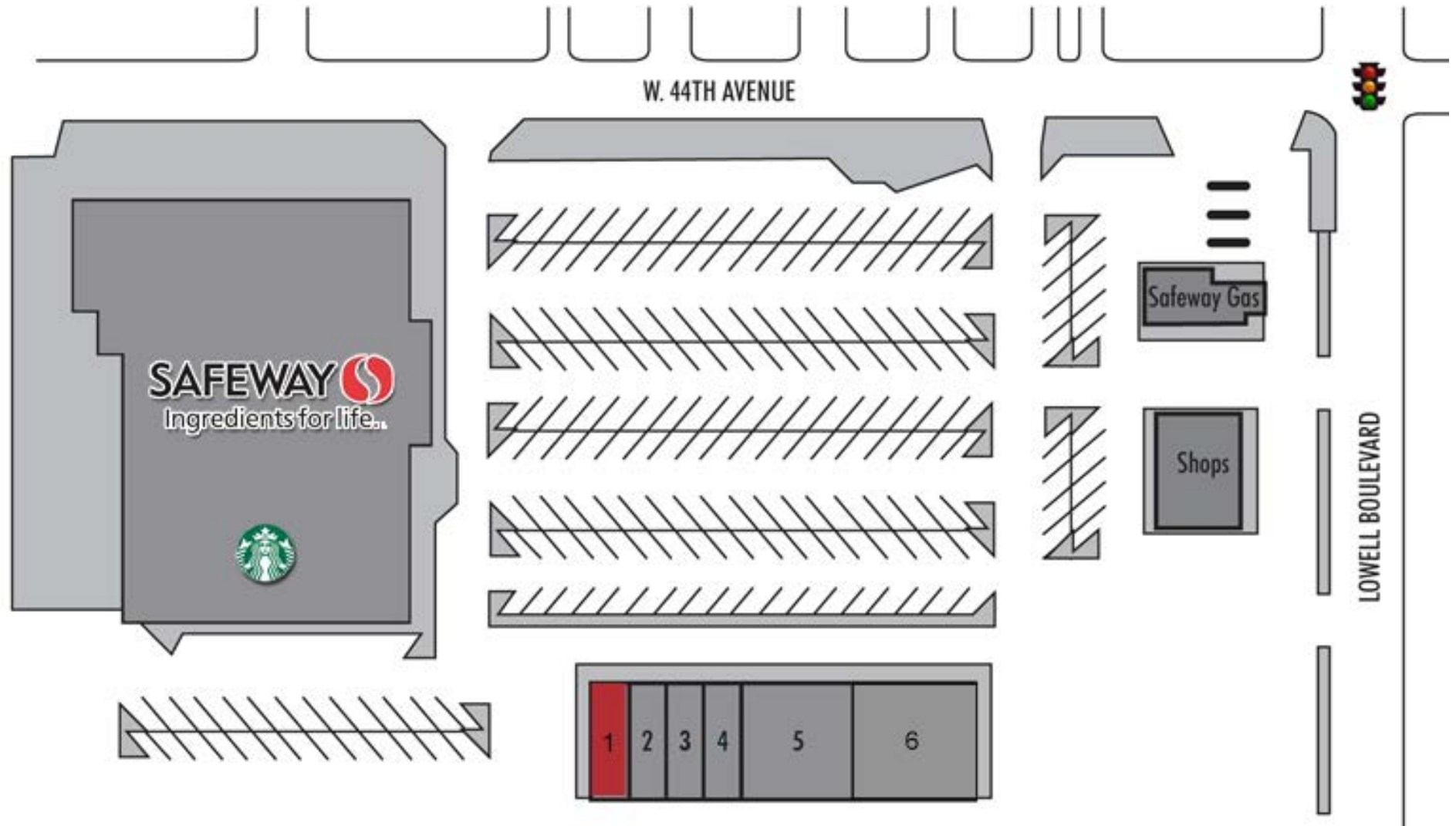
CONTACT

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Site Plan

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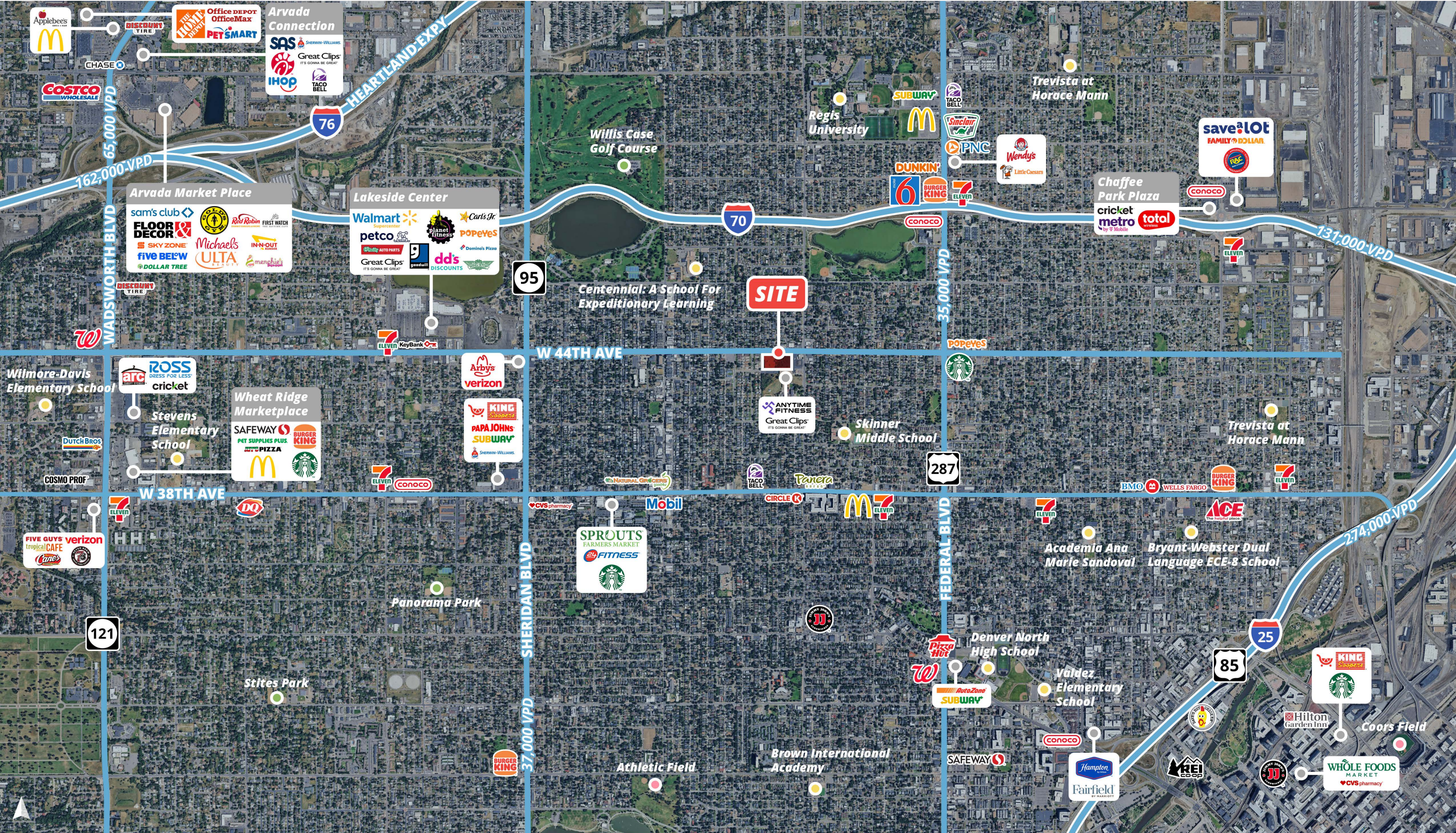


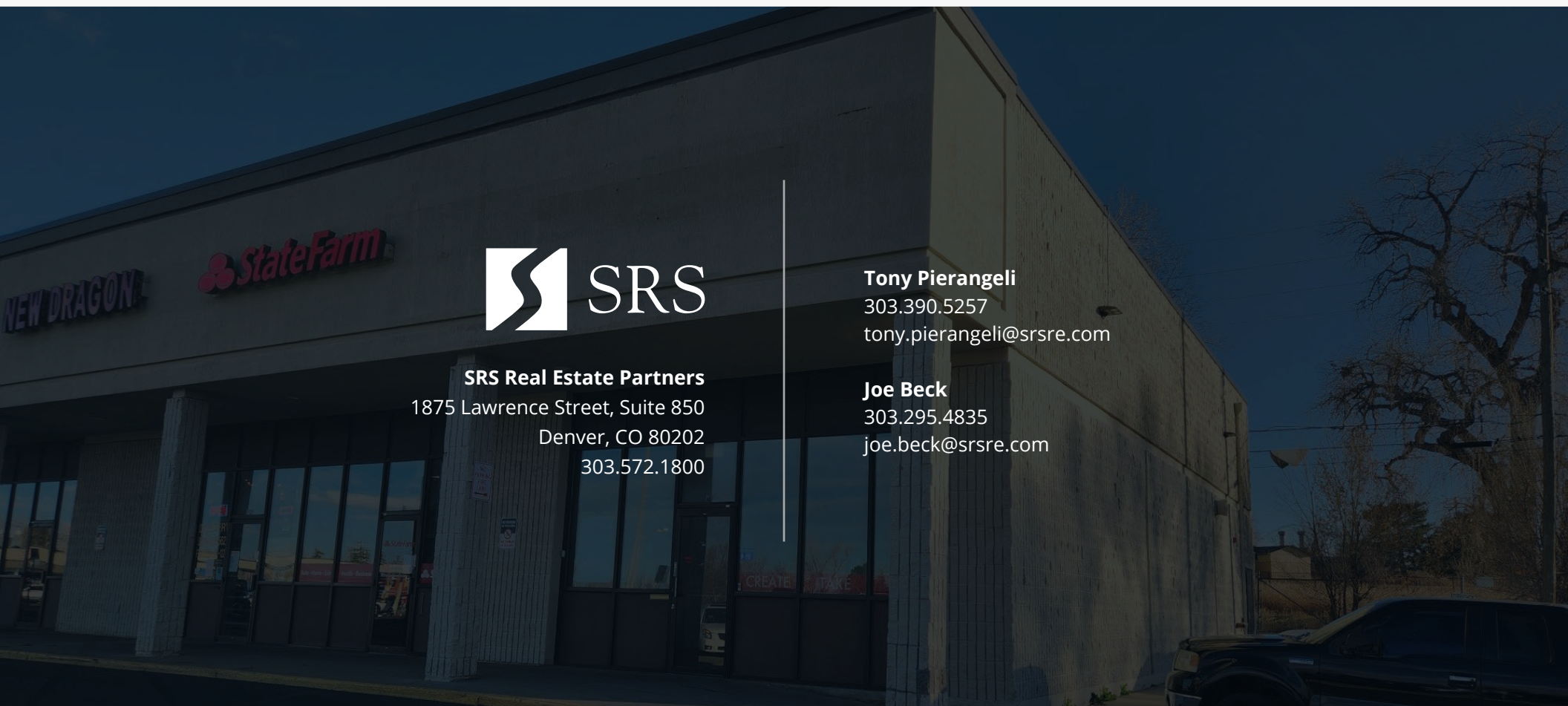
#	Tenant
1	AVAILABLE - 1,357 SF
2	State Farm Insurance
3	New Dragon Chinese Restaurant

#	Tenant
4	Great Clips
5	Denver Motor Vehicle
6	Anytime Fitness

Trade Aerial

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