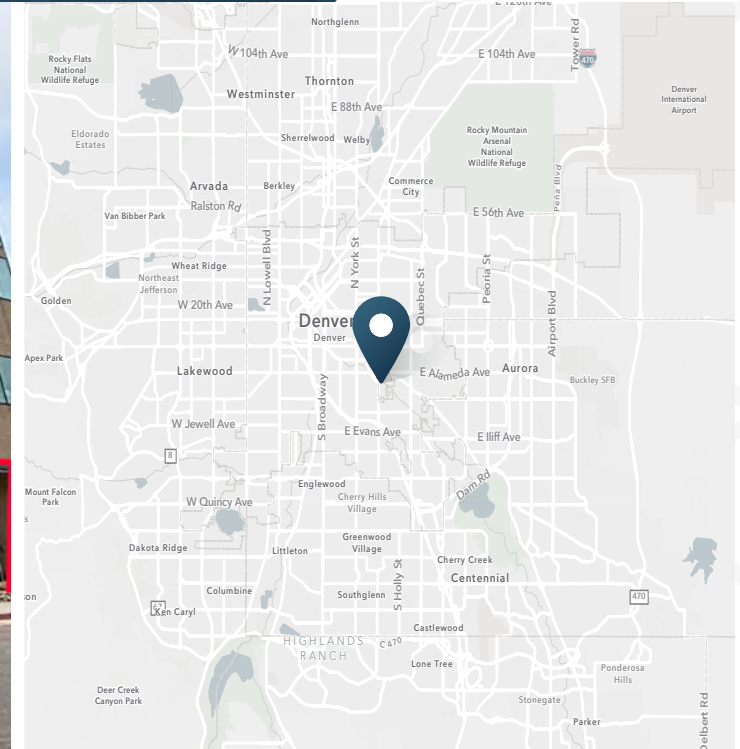


# Restaurant Opportunity

400 S Colorado Blvd | Denver, CO 80246



## AVAILABLE

2,295 SF

## TYPE

2nd Gen Quick Serve Restaurant

## RATE

Contact Broker

## NNN

\$7.99/SF

## ABOUT THE PROPERTY

400 S. COLORADO BLVD offers a rare 2nd generation restaurant opportunity fronting busy Colorado Boulevard Corridor. The property is located in a strong infill sub-market that is easily accessed from the entire metro area. 400 S. Colorado is located in the city of Glendale and is less than 5 miles from the downtown core and less than 2 miles from Interstate 25. The property is adjacent to some of the city's wealthiest neighborhoods and is less than one mile from Cherry Creek, which is home to Denver's most upscale shopping district.

## TRAFFIC COUNTS

S Colorado Blvd	47,000 VPD
E Alameda Ave	34,441 VPD
Year: 2024   Source: Esri	

## DEMOGRAPHICS

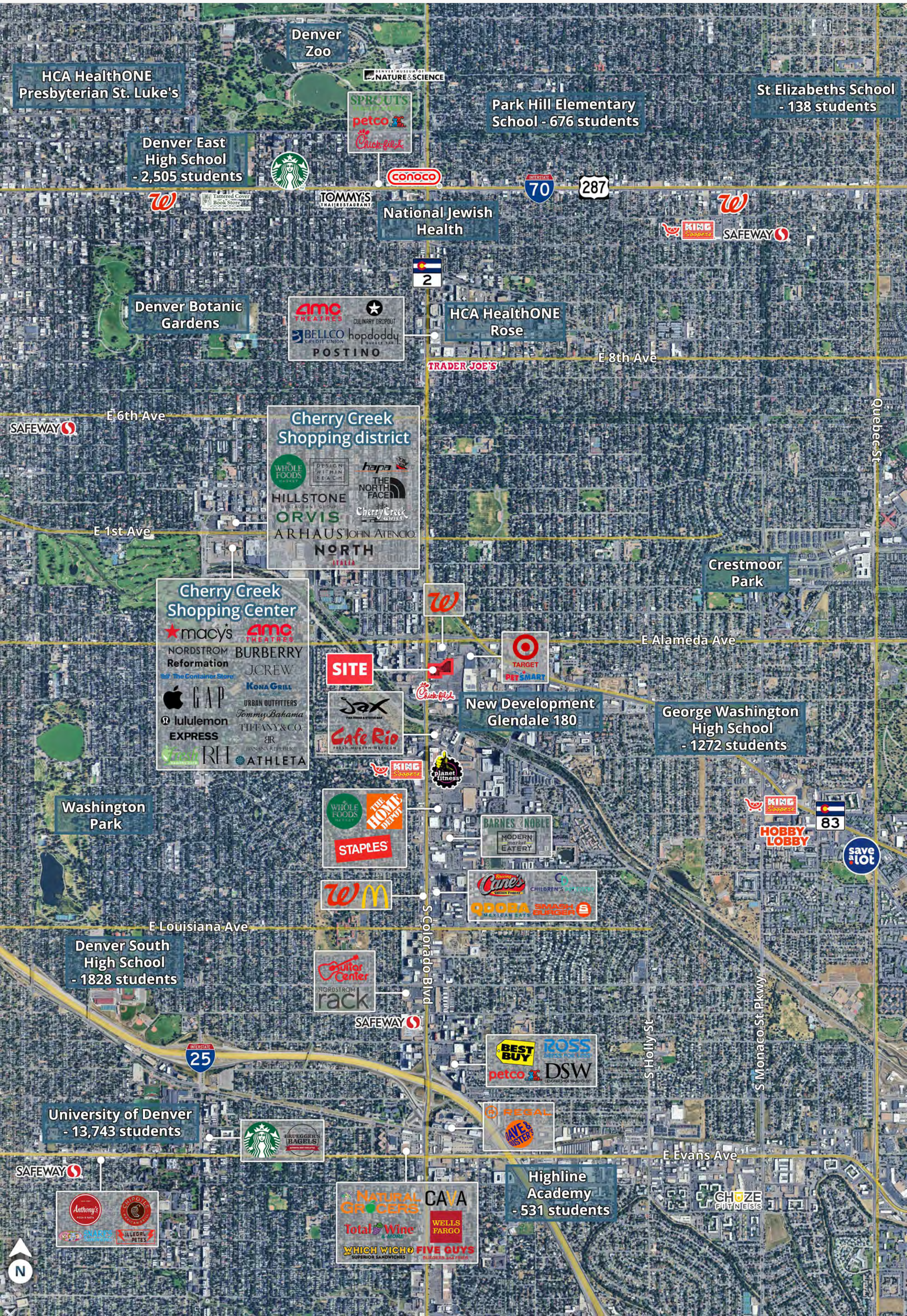
	1 Mile	3 Miles	5 Miles
Population	21,773	223,712	551,505
Daytime Population	42,565	259,965	697,055
Avg. Household Income	\$171,701	\$152,267	\$137,350
Estimated Households	12,115	115,592	261,492

Year: 2024 | Source: Esri

## CONTACT

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tami.lord@srsre.com

**Tony Pierangeli** | 303.390.5257  
tony.pierangeli@srsre.com



HCA HealthONE  
Presbyterian St. Luke's

Denver East  
High School  
- 2,505 students

Denver  
Zoo

Park Hill Elementary  
School - 676 students

St Elizabeths School  
- 138 students

Denver Botanic  
Gardens

National Jewish  
Health

HCA HealthONE  
Rose

E 6th Ave

E 1st Ave

E 8th Ave

Cherry Creek  
Shopping district

Cherry Creek  
Shopping Center

Crestmoor  
Park

E Alameda Ave

New Development  
Glendale 180

George Washington  
High School  
- 1272 students

Washington  
Park

★ macys

NORDSTROM Reformation

The Container Store

Apple

GAP

lululemon

EXPRESS

fresh RH

AMC THEATRES

BURBERRY

JCREW

KONA GRILL

URBAN OUTFITTERS

Tommy Bahama

TIFFANY & CO.

ATHLETA

SITE

Jax

Cafe Rio

WHOLE FOODS MARKET

STAPLES

W

Walmart

rack

SAFEMART

BARNES & NOBLE

MODERN MARGOT EATERY

QDOBA MEXICAN EATS

SMASH BURGER

petco

BEST BUY

ROSS

DSW

REBEL

WELLS FARGO

WHICH WICH

FIVE GUYS

Denver South  
High School  
- 1828 students

University of Denver  
- 13,743 students

Highline  
Academy  
- 531 students

SAFEMART

Anthony's

EMPORE

SMASH BURGER

ILLEGORI PETS

NATURAL GROCERS

CAVA

Total Wine

WELLS FARGO

WHICH WICH

FIVE GUYS

CHORZE FITNESS



# Trade Aerial Zoom

400 S Colorado Blvd | Denver, CO 80246



viventhealth

83

29,000 VPD

Burns Park

34,441 VPD

Future  
Glendal 180

4550 Cherry Creek  
Apartments  
- 288 units

**SITE**

Griffis Cherry Creek  
- 240 units

47,000 VPD

2

Galleria Office  
Towers

City Of Takayama  
Park



Leetsdale Dr  
E Alameda Ave  
S Colorado Blvd





E Alameda Ave

Westerra  
Credit Union

24,232 VPD

Sinclair

KFC

Great Clips

Wendy's

34,441 VPD

KindLove

NATURAL GROCERS

83

Leetsdale Dr

29,000 VPD

Monroe Street  
Apartments - 18 units

NAILS HOUSE

Griffis Cherry Creek  
- 22 units

**SITE**

2

W

BLUE SKY

PET SMART

DOLLAR TREE

ExtraSpace  
Storage

Cherry Creek N Dr

47,000 VPD

S Colorado Blvd

Starbucks

TARGET

Chick-fil-A

BUTLER KENS

Waterway

DOUBLE TREE  
by Hilton

STARBUCKS

SHOTGUN WILLIE'S

E Virginia Ave

emeraldfields  
A CANTABOUTIQUE



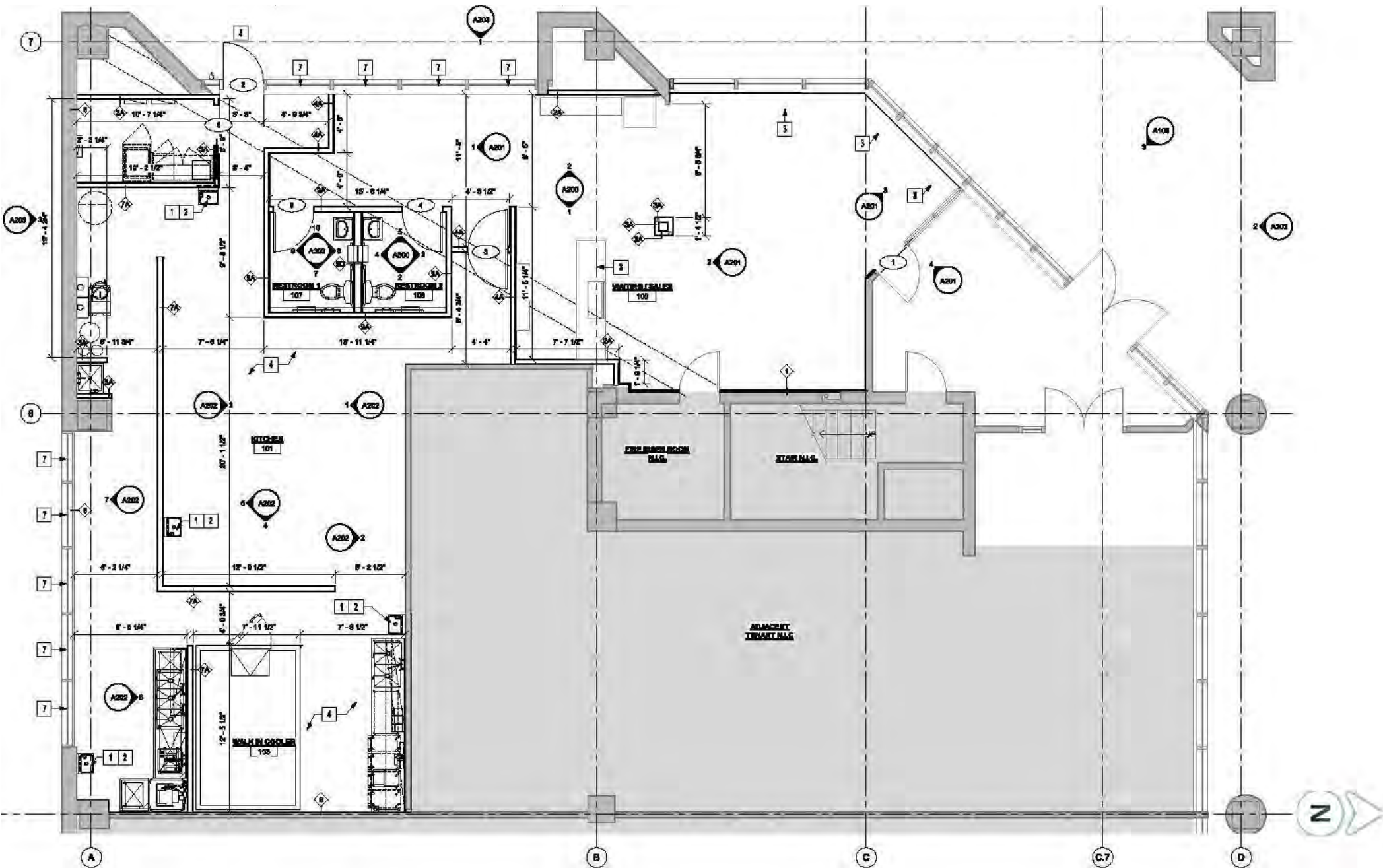
# Photos

400 S Colorado Blvd | Denver, CO 80246



# Layout

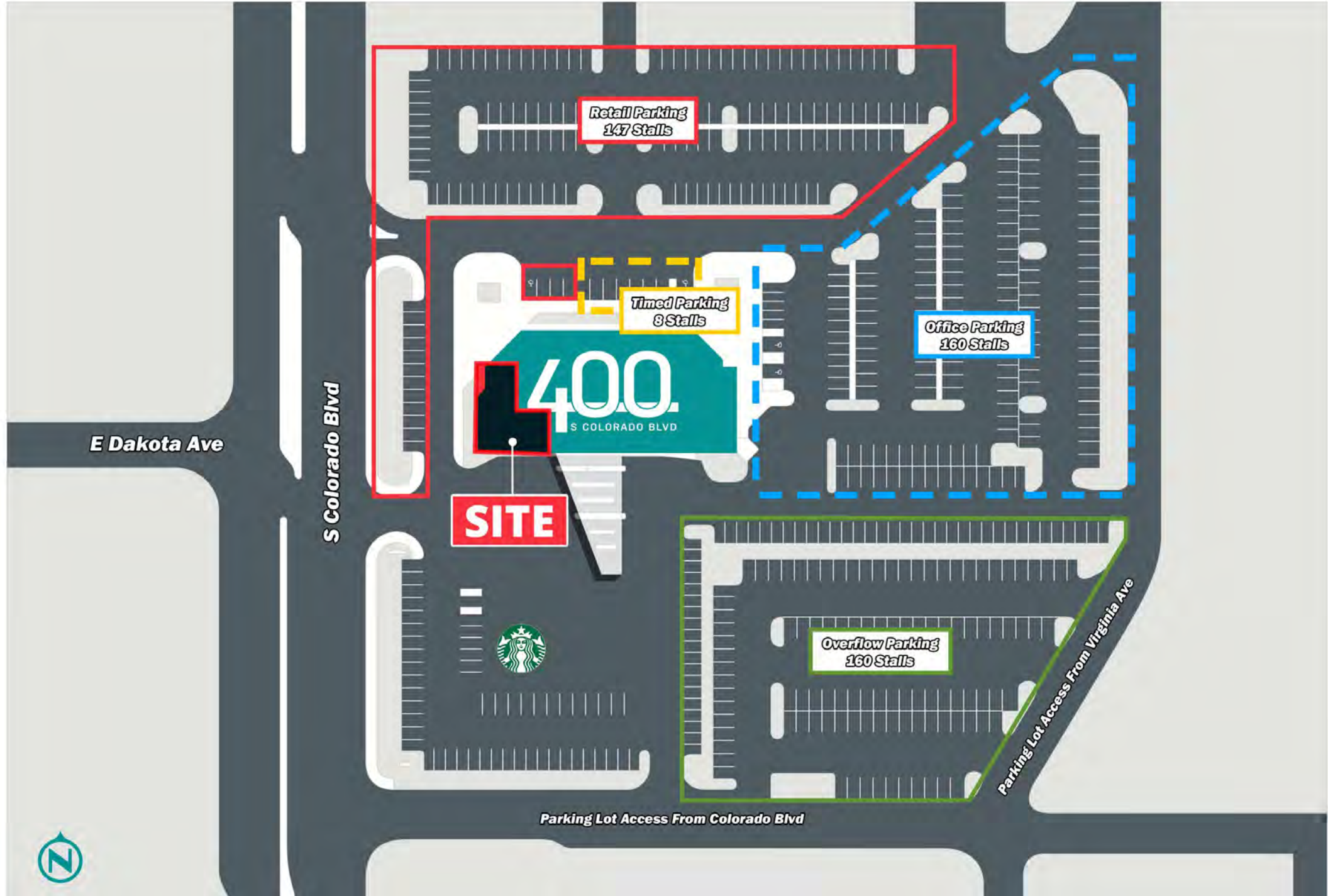
400 S Colorado Blvd | Denver, CO 80246



**Disclaimer:** Layout is provided for general planning purposes only and should not be relied upon as exact. Tenant must independently verify the actual layout and dimensions.

# Parking

400 S Colorado Blvd | Denver, CO 80246



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	21,773	223,712	551,505
2029 Projected Population	22,577	228,249	578,129
Projected Annual Growth 2024 to 2029	0.73%	0.40%	0.95%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	42,565	259,965	697,055
Workers	34,353	178,149	475,934
Residents	8,212	81,816	221,121

### Income

	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$171,701	\$152,267	\$137,350
2024 Est. Median Household Income	\$101,327	\$96,413	\$88,174

### Households & Growth

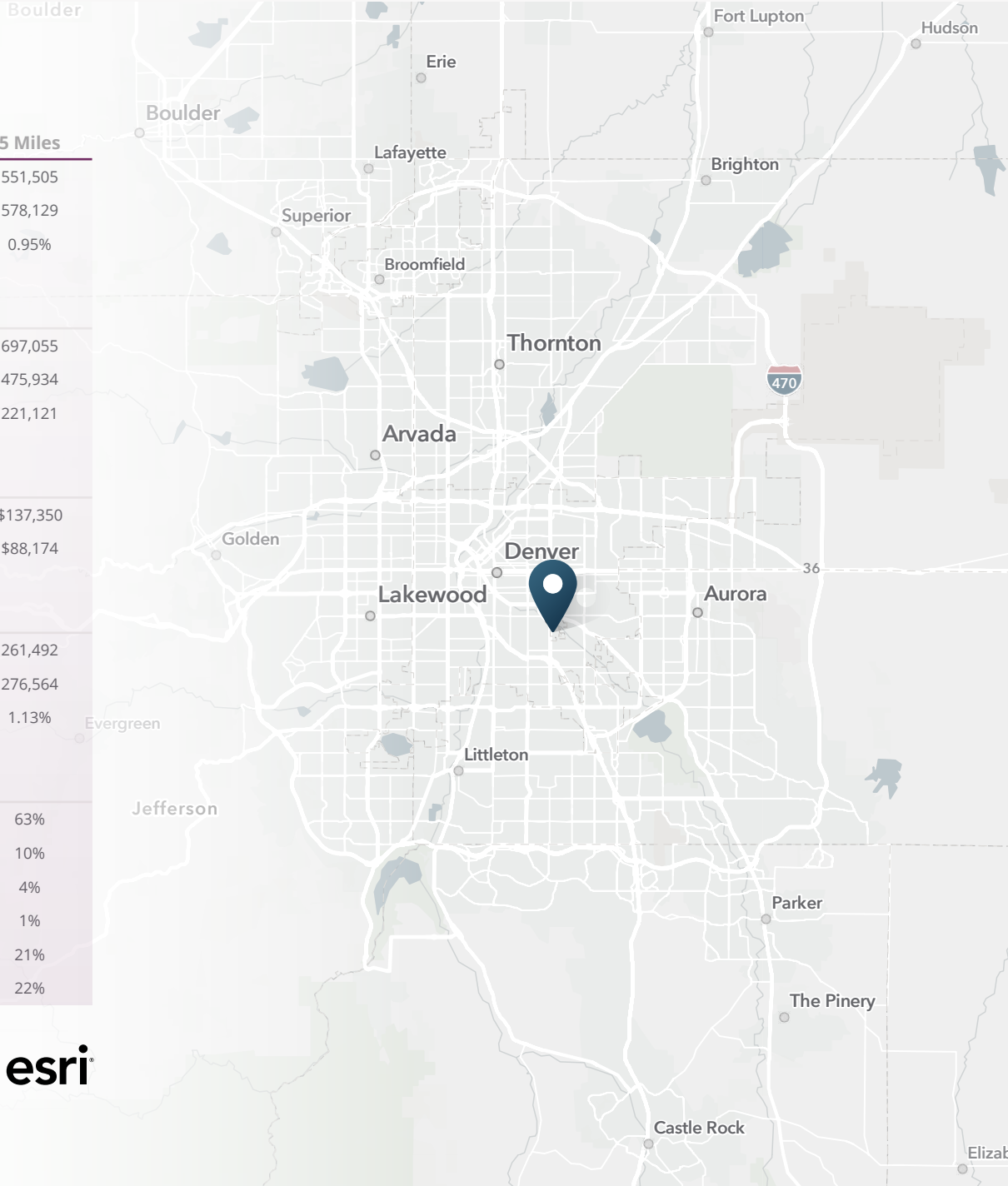
	1 Mile	3 Miles	5 Miles
2024 Estimated Households	12,115	115,592	261,492
2029 Projected Households	12,688	118,607	276,564
Projected Annual Growth 2022 to 2027	0.93%	0.52%	1.13%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	77%	75%	63%
2024 Est. Black or African American	4%	6%	10%
2024 Est. Asian or Pacific Islander	4%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	15%	14%	21%
2024 Est. Hispanic	13%	12%	22%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri





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