

UNIQUE PAD OPPORTUNITY

NEC I-25 & COLORADO BOULEVARD



AVAILABLE FOR GROUND **LEASE**

SH SullivanHayes
BROKERAGE

4100 East Mexico Avenue
Denver, CO 80021

19,255 SF AVAILABLE

Access a trade area with nearly half a million residents and robust daytime population—**ideal for national retail concepts!**

DEMOGRAPHICS

CATEGORIES	1 MILE	3 MILE	5 MILES
Estimated Population	22,570	179,053	487,950
Average Household Income	\$136,723	\$160,596	\$136,544
Daytime Population (Employees)	26,772	18,847	377,539
Number of Businesses	2,064	10,550	28,196

Source: Esri 2025

TRAFFIC COUNTS

LOCATION	CARS/DAY
Colorado Blvd north of Mexico Ave	55,000 ²
Colorado Blvd south of Mexico Ave	60,000 ²
Mexico Ave east of Colorado Blvd	9,686
Mexico Ave west of Colorado Blvd	9,410 ¹

Source: DRCOG 2022, ¹2023, ²CDOT 2024

Capture over 120,000 vehicles per day at this high-exposure intersection.





Property Overview

Building size: Up to 5,859 SF

Lot size: 0.44 AC; 19,255 SF with cross parking

Join National Tenants

- Ross Dress for Less
- DSW
- Best Buy
- Petco
- Los Dos Potellos

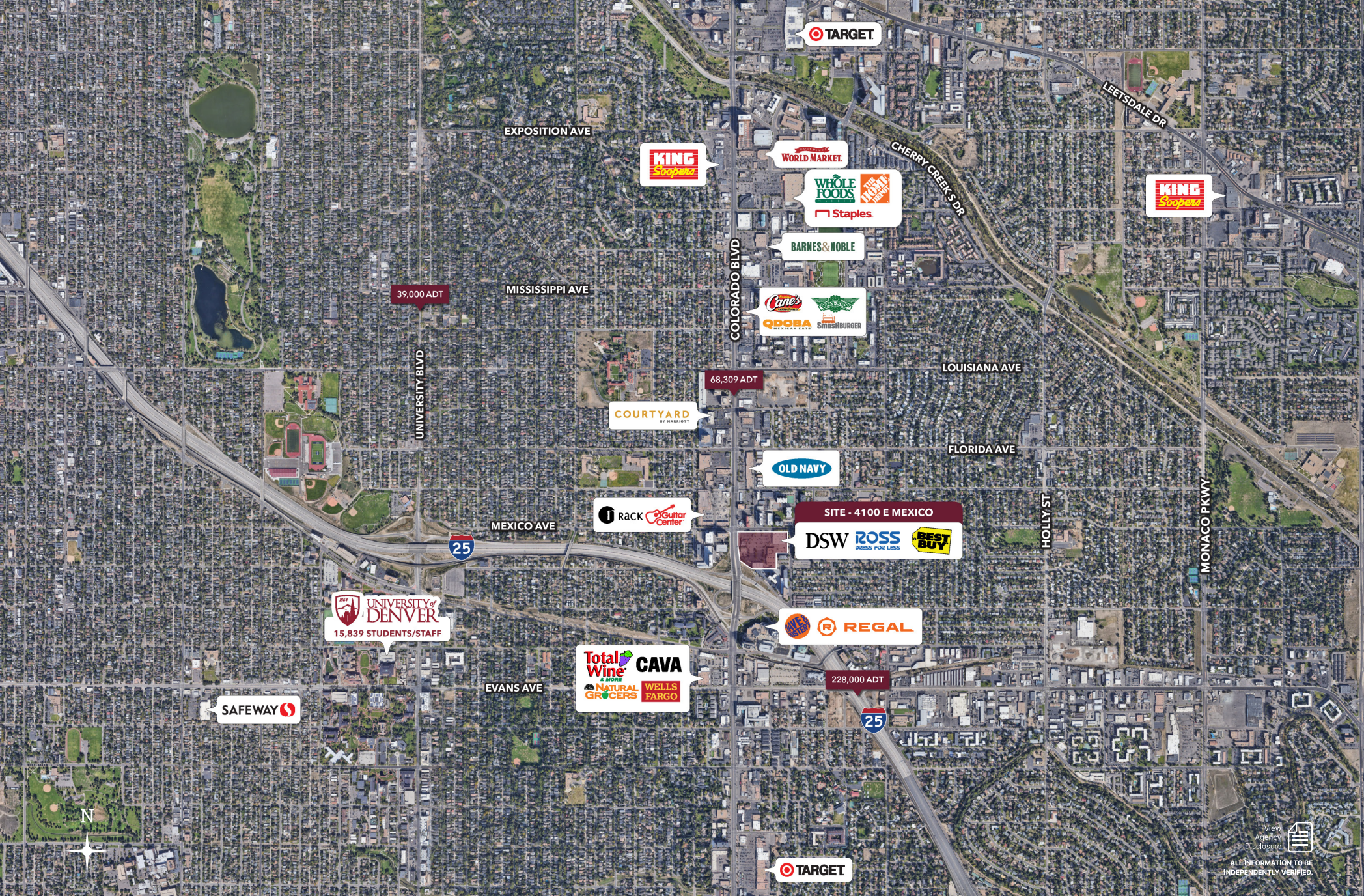
Visits & Visitor Data

Visits	470.8K
Visitors	230K
Avg Age of Visitor	35.1
Busiest Day of the Week	Saturday

Market Landscape

Cherry Creek Shopping Center	5M
Aurora City Place	6M
Town Center at Aurora	6.4M





View
Agency
Disclosure
ALL INFORMATION TO BE
INDEPENDENTLY VERIFIED

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