

TAMARAC SHOPPING CENTER

DENVER, COLORADO 80231



RETAIL SPACE FOR LEASE

ASKING RATE: CALL BROKER FOR PRICING | NNN: \$17.29/SF

Click For More Information:

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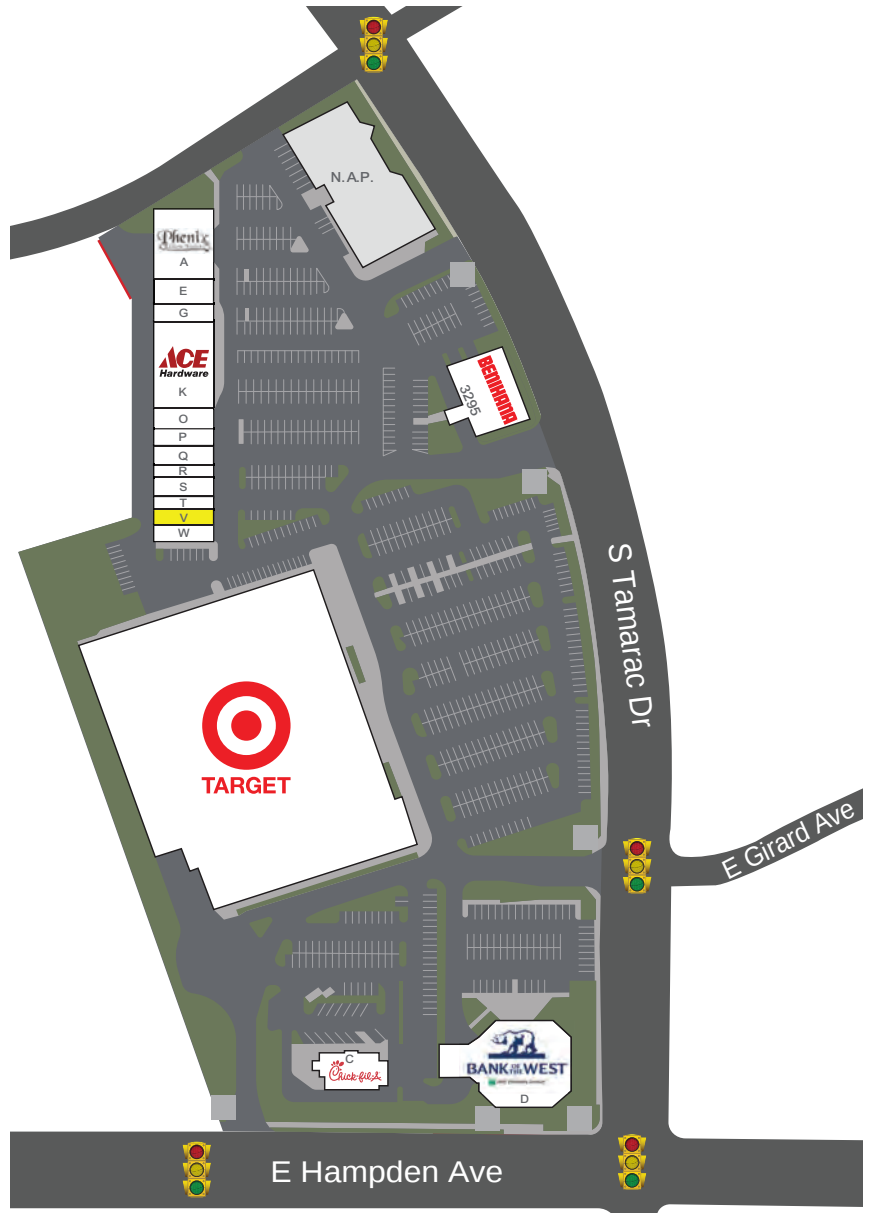
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7777 E Hampden Ave / Denver, CO 80231

A	PHENIX SALONS	5,899 SF
C	CHICK-FIL-A	4,396 SF
D	BANK OF THE WEST	23,039 SF
E	HAND & STONE MASSAGE	2,975 SF
G	CHINA BEIJING	1,820 SF
K	ACE HARDWARE	10,505 SF
O	TAMARAC LIQUORS	1,925 SF
P	MURDOCK'S DOG GROOMING	1,155 SF
Q	THE TAILOR'S STUDIO	1,120 SF
R	EXTRA INNINGS	1,470 SF
S	CHAO & CHEN VIETNAMESE CAFE	1,680 SF
T	LAS CARAS	1,400 SF
V	AVAILABLE	1,649 SF
W	TRENDY NAIL & SPA	1,501 SF
3295	BENIHANA	8,000 SF

SITE PLAN



PROPERTY HIGHLIGHTS

- Anchored by Target and Ace Hardware
- 1,649 SF former salon
- Synergetic tenant mix
- Quick, easy access to I-25 & I-225
- via Hampden Ave
- Established trade area with
- strong demographics

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DEMOGRAPHICS: 2-MILES



POPULATION

73,234



DAYTIME POPULATION

71,459



AVERAGE AGE

36.9



AVERAGE HH INCOME

\$132,401



NUMBER OF HOUSEHOLDS

34,387

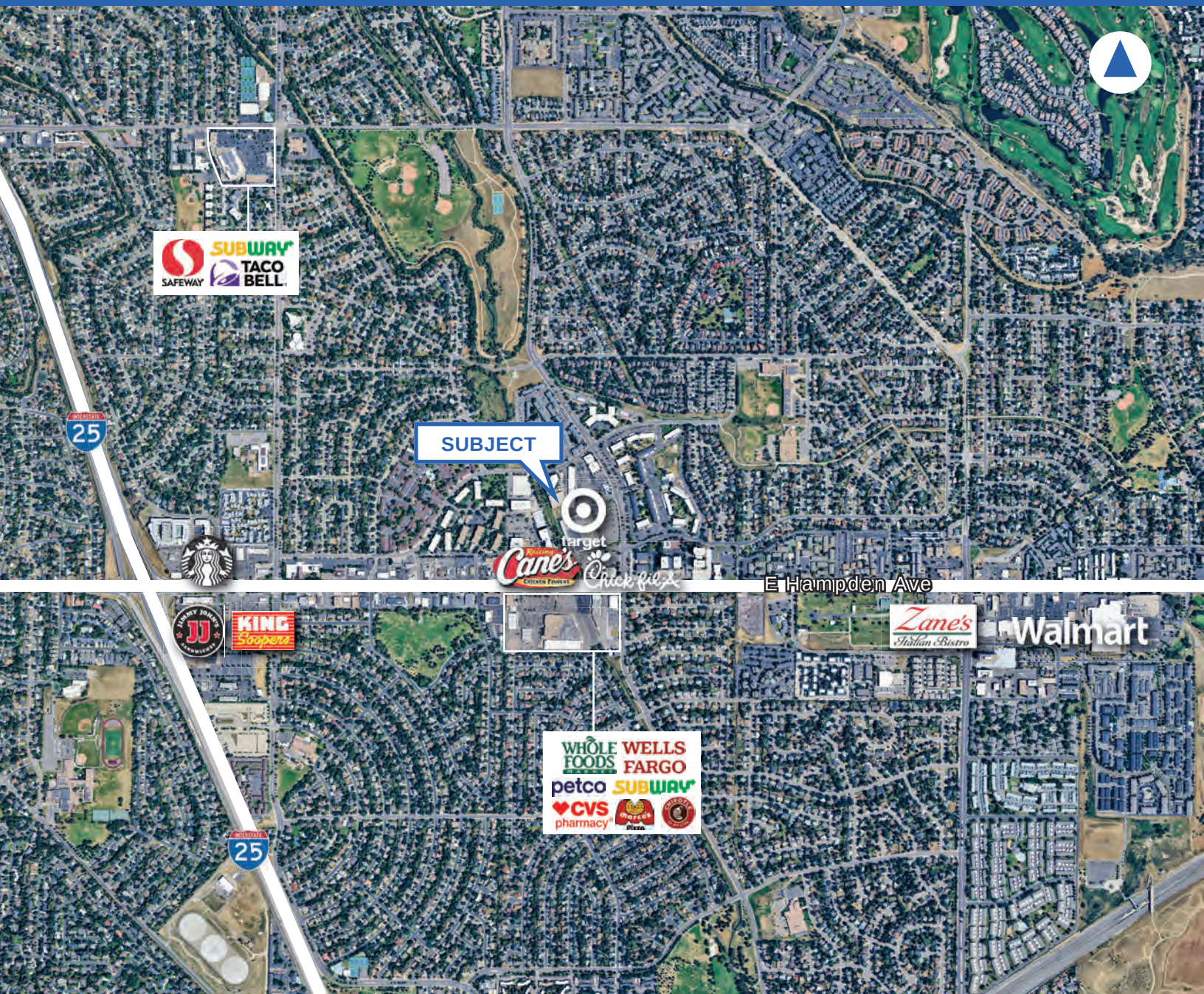


PROJECTED ANNUAL GROWTH
BY 2026

0.50%

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