

# NEIGHBORHOOD RETAIL / OFFICE AVAILABLE

4995 N Lowell Boulevard, Denver, CO



## DEMOGRAPHICS

**POPULATION**

	1 Mile: 15,438	2 Mile: 59,085	3 Mile: 151,188
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**DAYTIME POPULATION**

	1 Mile: 3,878	2 Mile: 24,742	3 Mile: 76,184
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**HOUSEHOLDS**

	1 Mile: 6,333	2 Mile: 25,180	3 Mile: 69,061
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**AVG. HH INCOME**

	1 Mile: \$146,275	2 Mile: \$157,351	3 Mile: \$138,299
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**AVG. DAILY TRAFFIC**

	On Lowell Blvd at 50th Ave	13,756 VPD
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### PROPERTY OVERVIEW:

- Hard Corner
- Adjacent to Regis University
- Size:
  - First Floor: 1,483 SF
  - Second Floor: 1,498 SF
  - Basement: 1,496 SF
- 12 Parking Spaces (8 tandem, 4 single)
- Three levels, can be leased separately
- Modern finishes, well maintained building

Forrest Hunt

303 597 6500

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REGIS UNIVERSITY  
9,208 Students



W 52ND AVE

**SITE**

LOWELL BLVD



TENNYSON ST

FEDERAL BLVD

W 46TH AVE

Oriental Theater



W 44TH AVE

