

U-HILLS END CAP DRIVE THRU SUBLEASE

2770 S Colorado Boulevard, Denver, CO 80222



CONTACT

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PROPERTY OVERVIEW

- 2,581 SF end cap drive-thru available
- 2023 Construction
- Turnkey restaurant with infrastructure in place
- Strong demographics and retail synergy
- Located at University Hills Shopping Center, anchored by King Soopers, Ulta Beauty, PetSmart and Marshalls
- Signalized hard corner

DEMOGRAPHICS

POPULATION



1 Mile:	13,901
2 Mile:	63,404
3 Mile:	152,068

EMPLOYEES



1 Mile:	5,224
2 Mile:	35,368
3 Mile:	77,011

AVG. HH INCOME



1 Mile:	\$185,391
2 Mile:	\$161,688
3 Mile:	\$150,452

HOUSEHOLDS



1 Mile:	6,479
2 Mile:	29,033
3 Mile:	73,459

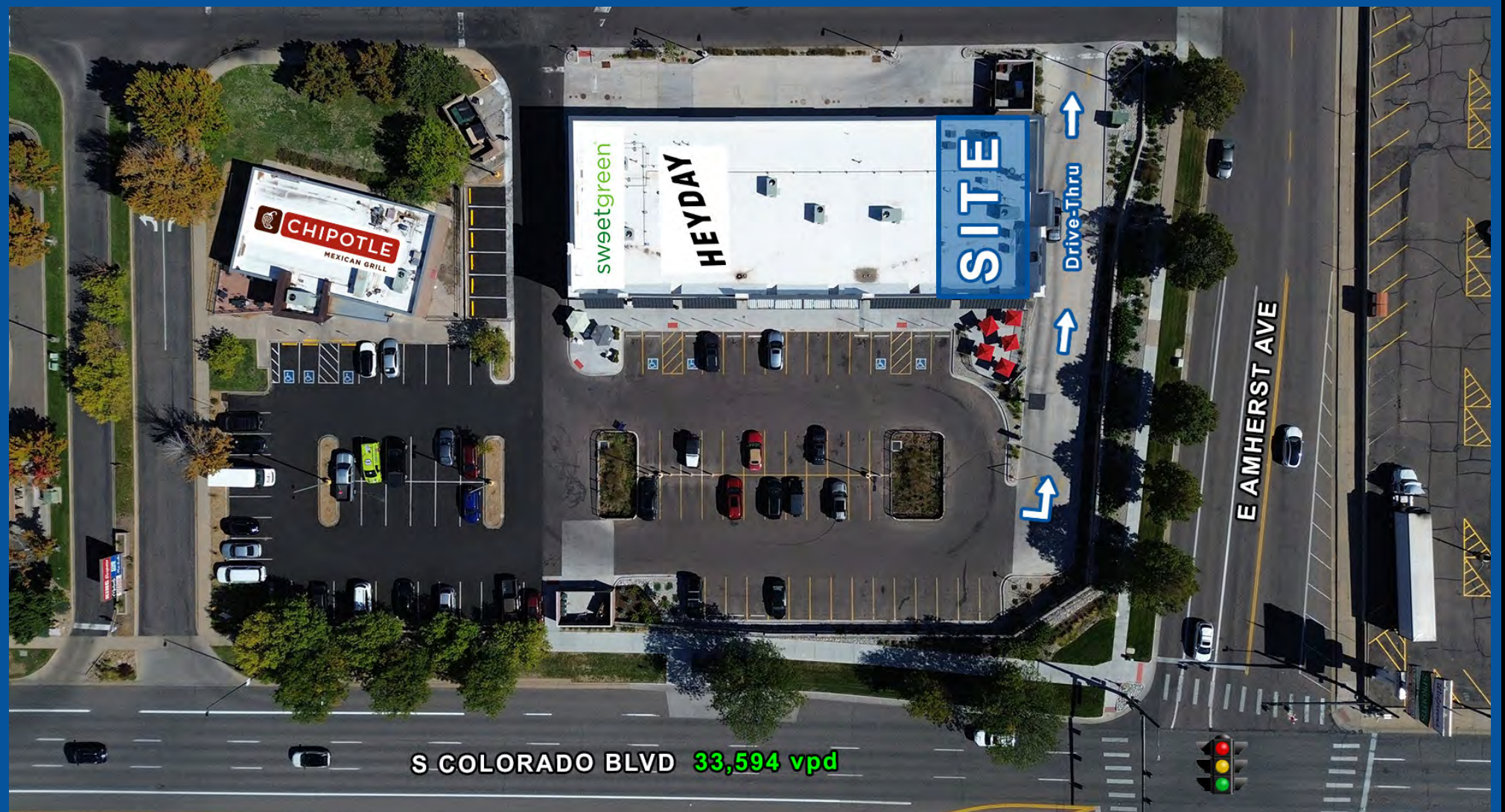
TRAFFIC COUNTS



Colorado Blvd s/o Yale: 33,594 vpd
Colorado Blvd n/o Yale: 45,077 vpd

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S COLORADO BLVD 33,594 vpd



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