

RETAIL  
FOR LEASE  
9,792-22,075 SF

THE COLLECTION  
I-25 AND BROADWAY



1060 BANNOCK ST. SUITE 300  
DENVER, CO 80204  
T: 303.592.7300  
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## THE COLLECTION



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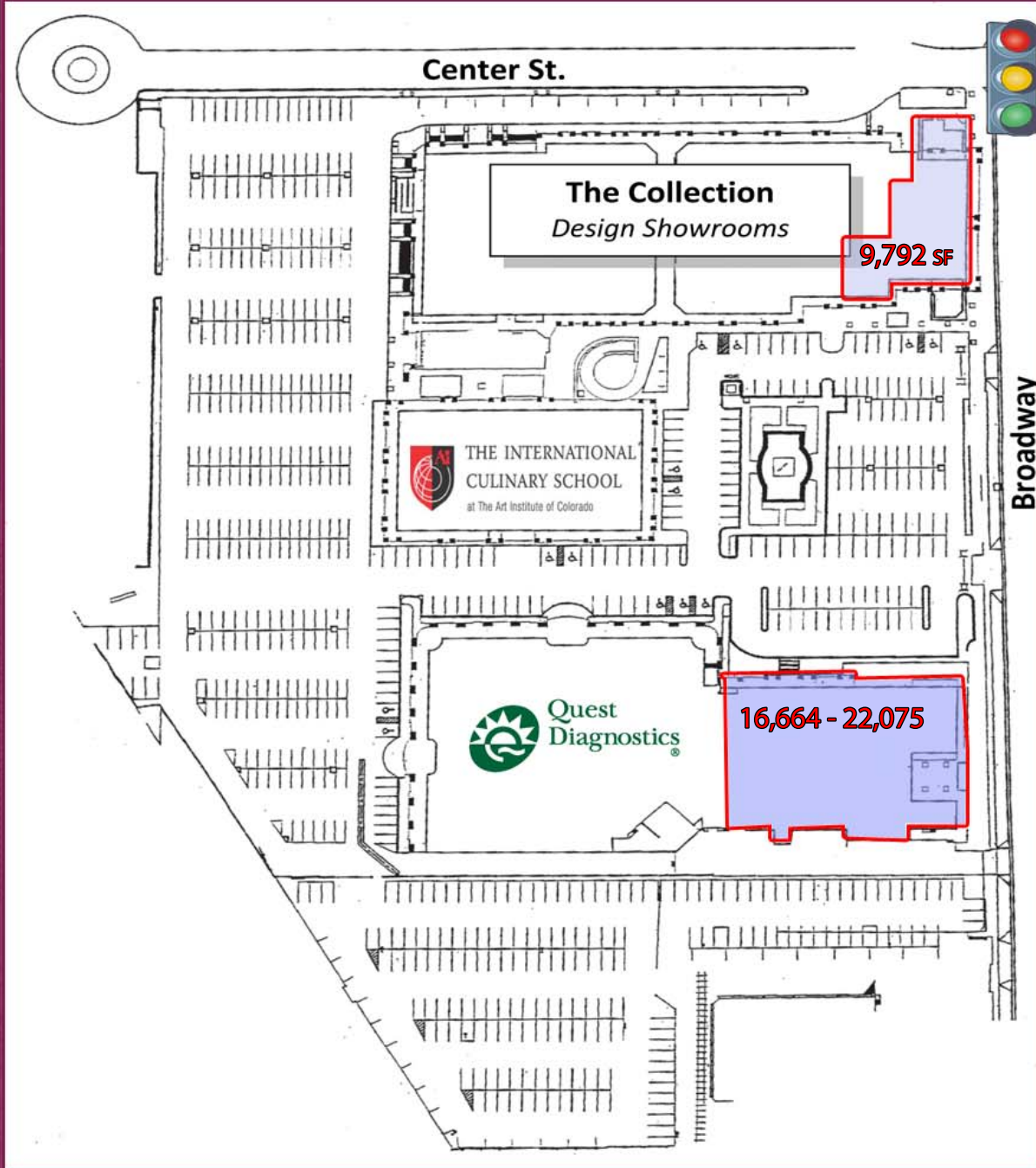
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**DEMOGRAPHICS**

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2008 EST. POPULATION	18,069	180,593	464,874
2008 EST. AVG. HH INCOME	\$76,682	\$73,716	\$72,384
2007 EST. DAYTIME POPULATION	14,474	244,303	380,555

**TRAFFIC COUNTS  
(CDOT 2007)**

S. BROADWAY N/O I-25	34,563 ADT
I-25 AT CHEROKEE	179,700 ADT
W. ALAMEDA AVE. W/O BROADWAY	32,396 ADT

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W ALAMEDA AVE

E Alameda Ave



OfficeMax



Alameda Station

W Dakota Ave

S LINCOLN

S Sherman St

S Logan St

E Dakota



S BROADWAY

S Grant St

E Virginia Ave

E Virginia Ave



W Center Ave

W Center Ave

E Center Ave

END-CAP 1

END-CAP 2

E Exposition



### SITE PROFILE

- TWO END-CAP SITES AVAILABLE
- END-CAP 1: 9,792 SF
- END-CAP 2: 16,664 - 22,000 SF
- APPROXIMATELY 500 PARKING SPACES