

# CENTRAL PARK SHOPPING CENTER

7405 - 7545 E Iliff Ave | Denver, CO

FOR LEASE



## AVAILABLE

1,000 - 6,137 SF

## STANDARD RATE

Contact broker for pricing

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2015 Population	22,709	171,486	402,670
HH Estimate	10,602	84,017	188,366
Average HH Income	\$59,217	\$68,260	\$77,984
Daytime Population	8,551	97,946	260,772

Year: 2015 | Source: ESRI

## TRAFFIC COUNTS

Iliff Ave: e/o Syracuse Way

33,630 VPD

Quebec St: s/o Iliff Ave

23,121 VPD

Quebec St: n/o Evans/Iliff

26,653 VPD

Evans Ave: nw/o Quebec St

43,240 VPD

Year: 2015 | Source: ESRI

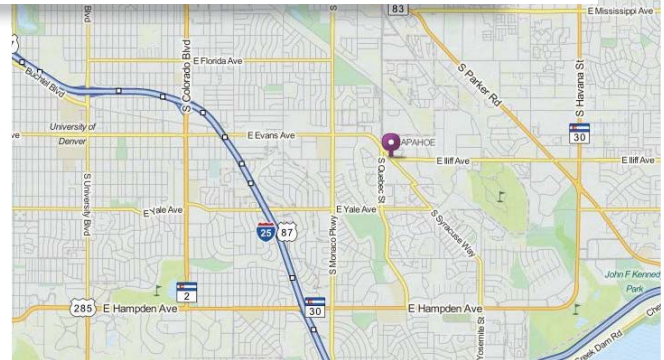
## CONTACT

**Jim Hoffman** | 303.390.5238

jim.hoffman@srsre.com

**Molly Bayer** | 303.295.4833

molly.bayer@srsre.com



## DESCRIPTION

- New and motivated property ownership
- Excellent visibility to two primary streets
- Strong traffic counts and population density
- Great for daily needs and professional users
- Pad sites available to accommodate drive-thru users, restaurants and retail
- Join national traffic generators:



## SRS Real Estate Partners

1875 Lawrence St, Suite 850 | Denver, CO 80202

303.572.1800 | [SRSRE.COM](http://SRSRE.COM)

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Suite ID	Tenant	Available SF
7405	Adventure Dental, Vision & Orthodontics	
7419	Pat's Philly Steaks and Subs	
7421	Temps on Demand	
7429	Vacant	1,120
7433	Star Nail and Tanning	
7435	Vacant	1,721
7437	Vacant	1,134
7441	CP Cleaners	
7443	Liberty Tax	
7449	Zazam International Market & Deli	
7465	Central Park Liquors	
Anchor	Big Lots	
7485	ARC Thrift Store	
7487	Vacant	2,486
7495	Vacant	1,131
7501	Vacant	1,400
7505	Tony D Barbershop (relocated)	1,120
7511	Central Park Coin Laundry	
7521	Boost Mobile	
7525	Blu Wireless	
7527	Vacant	1,140
7531	Vacant	1,000
7535	Martial Arts	
7537	Sunglasses Loft	
7541	Credit Union of Colorado	
7545	Beaver Dam Bar & Grill	
7585	Pho 87	
7595	Fast Cash Pawn & Jewelry	
7637	Kevin's Automotive	
A	Meineke	
E	Pro Import, LLC	
F	Comerade Brewery	
I	Import Sports	
J	Hertz Rent-a-Car	

