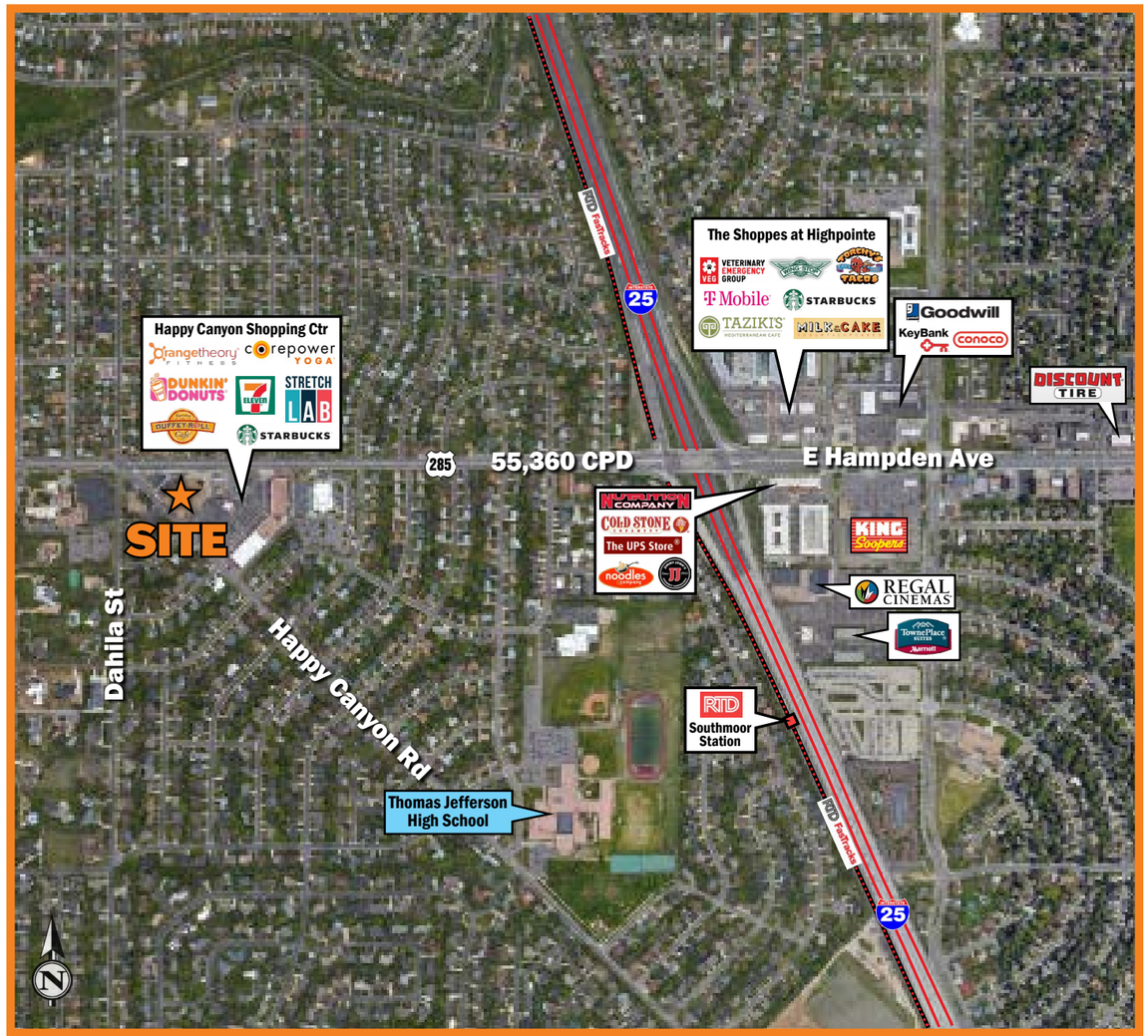
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,377	127,547	368,166
AVERAGE HH INCOME	$215,107	$152,131	$153,962
BUSINESSES	629	10,364	32,197
EMPLOYEES	3,219	97,380	276,510

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS	
On E Hampden Ave west of Dahila St	57,249 CPD
On E Hampden Ave east of Dahila St	55,360 CPD

Source: CDOT 2025



dhlb RETAIL BROKERAGE

5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

AVAILABLE FOR LEASE

HAPPY CANYON

4950 E HAMPDEN AVE - DENVER, CO

PROPERTY HIGHLIGHTS

41,532 SF of retail space for lease in freestanding building at Happy Canyon Shopping Center

High visibility on Hampden Ave with easy access to I-25

Exceptional trade area demographics

Join these tenants:

dhlb RETAIL BROKERAGE

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CLICK HERE FOR BROKER DISCLOSURE

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