

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,461	114,616	375,127
Average HH Income	\$125,975	\$154,380	\$146,693
Businesses	1,397	8,709	27,173
Employees	11,971	70,423	219,806

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Highway 285 west of Logan Street	55,704 Cars/day
On Highway 285 east of Pearl Street	56,573 Cars/day
On Logan St north of Highway 285	9,428 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

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NEW RETAIL AT SYNERGY MEDICAL

BETWEEN PENNSYLVANIA ST & PEARL ST ON HAMPDEN AVE - ENGLEWOOD, CO



- Only 6,402 SF of retail space left in a new five-story mixed-use development with 90,000 SF of Class AA Medical Office space. Construction is complete and ready for tenant's finish.
- Directly adjacent to 4,200 employees at the campuses of Swedish Medical Center and Craig Rehabilitation Hospital.
- Prominent signage for the retail spaces ideal for restaurants, pharmacy, and other.
- 30 dedicated retail parking spaces.
- Convenient on-site parking garage with 325 spaces. Valet parking also available.
- Current retail tenants include Starbucks and Penn Street Kitchen.

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Conceptual rendering and site plan subject to change without prior notice

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