

SYNERGY MEDICAL

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



PROPERTY HIGHLIGHTS

- 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.

TRAFFIC COUNTS

On Highway 285 west of Logan St	55,704 CPD
On Highway 285 east of Pearl St	56,573 CPD
On Logan St north of Highway 285	9,428 CPD

Source: CDOT 2025

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

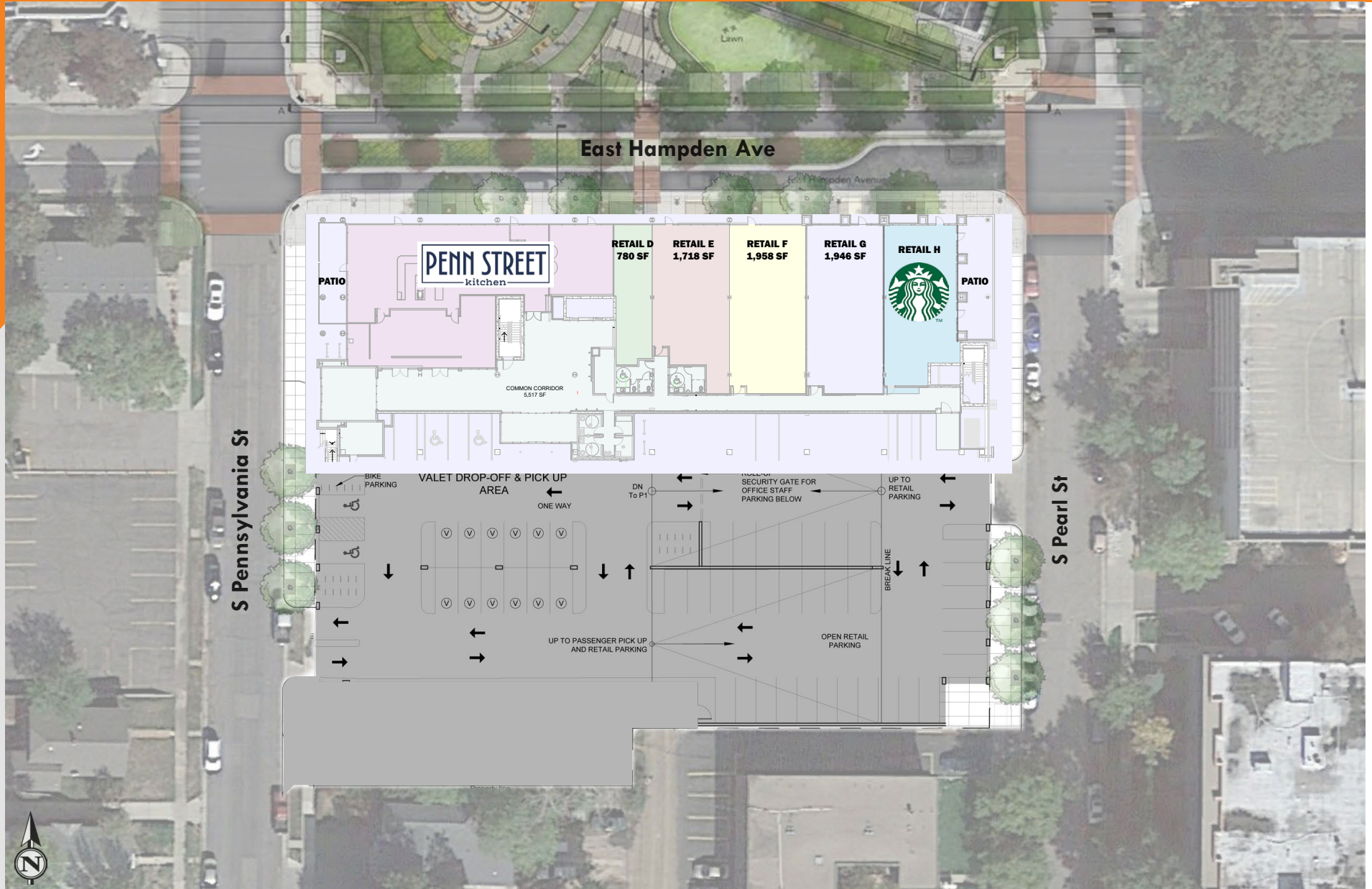
Source: Applied Geographic Solutions, 2025 Estimates

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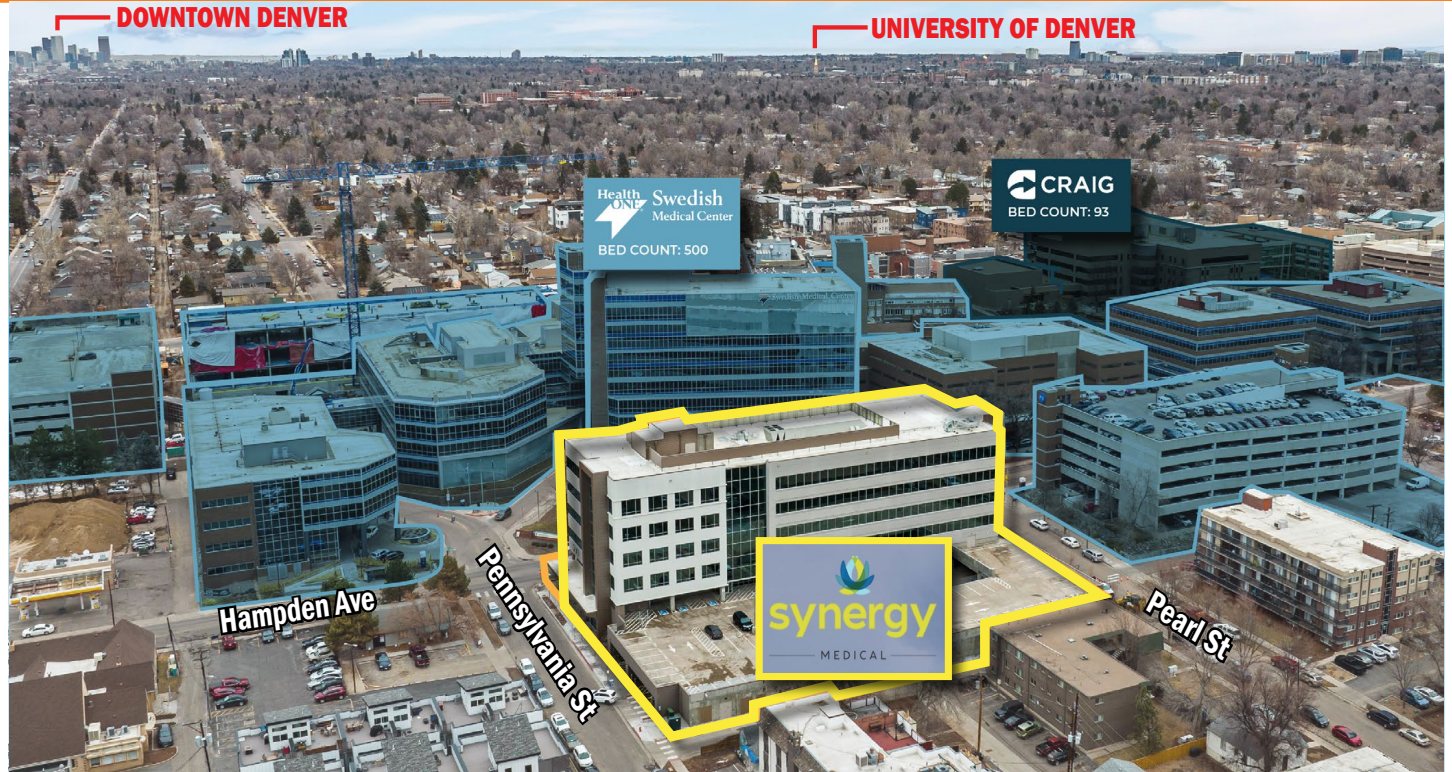


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- Project faces the main entrance of Swedish Medical Center which is one of only two Level I Trauma Centers in the State of Colorado.
- Closest retail/restaurant opportunity within walking distance of the hospital campuses.
- Over 114,000 residents and over 70,000 employees within a 3 mile radius.





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