

SKYLINE PLAZA AT CHERRY CREEK

NEC OF COLORADO BOULEVARD & OHIO AVENUE - DENVER, CO



FOR LEASE

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PROPERTY HIGHLIGHTS

- 1,449 SF second-generation space available for lease.
- Available Units: I - 1,787 SF & G - 2,316 SF.
- Turn-key salon space available P - 3,875 SF.
- High visibility retail space in the heart of the Colorado Boulevard retail corridor with over 53,000 cars per day passing the site.
- One of Denver's strongest retail trade areas supported by high-density residential, heavy traffic counts and strong daytime population.
- Close proximity to major office, hotel and residential density.
- Join Chili's, GNC, Dairy Queen, Cost Plus World Market, Whole Foods and Home Depot.

TRAFFIC COUNTS

On Colorado Blvd north of Exposition Ave 47,457 CPD

On Colorado Blvd south of Exposition Ave 54,396 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	21,639	206,063	549,873
AVERAGE HH INCOME	\$149,524	\$173,286	\$151,037
BUSINESSES	2,652	16,741	42,294
EMPLOYEES	22,786	121,418	409,554

Source: Applied Geographic Solutions, 2026 Estimates

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780 S. Colorado Boulevard

- Unit A Noodle Fresh Express
- Unit A1 Dairy Queen

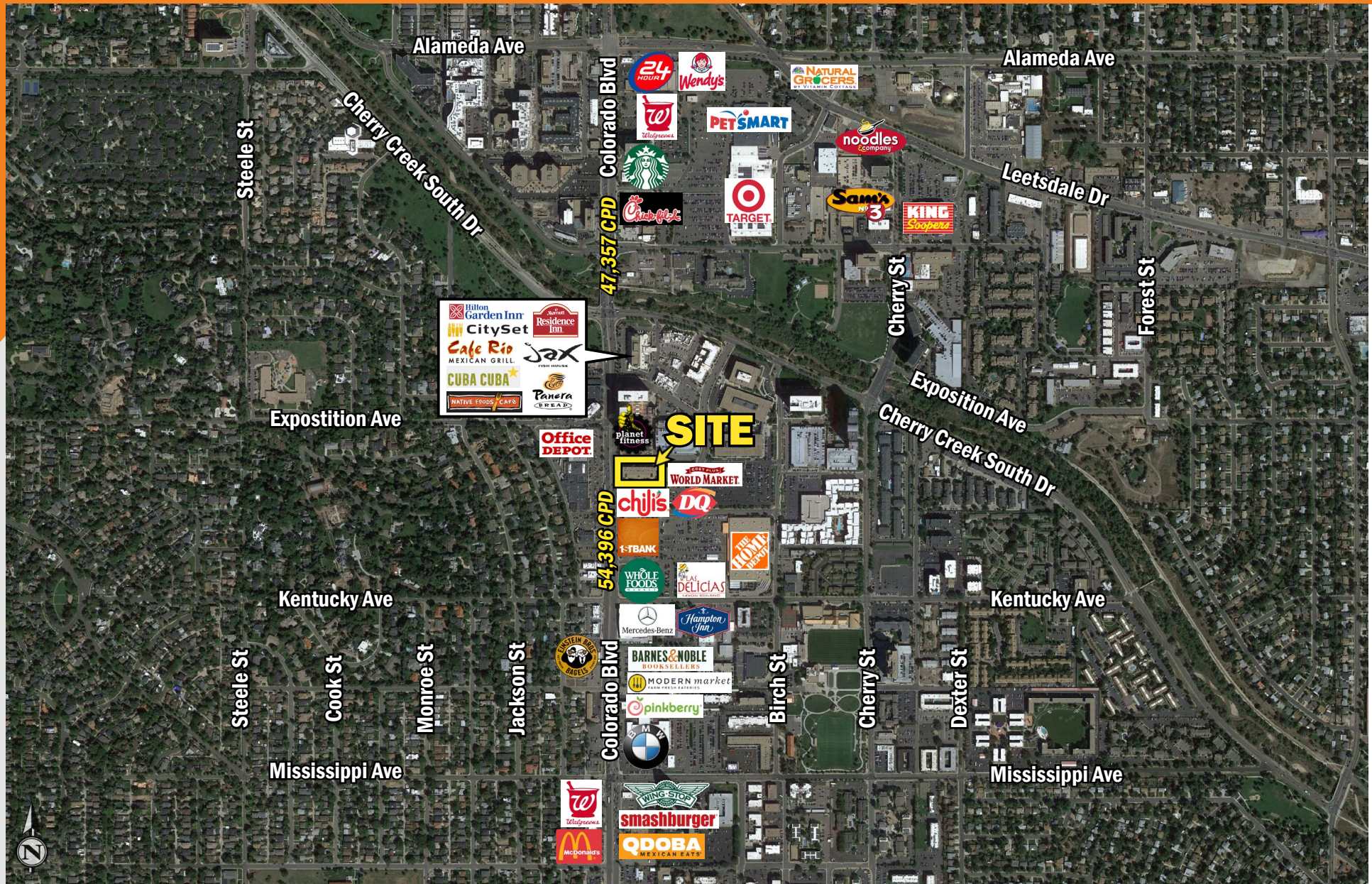
760 S. Colorado Boulevard

- Unit A&B Doctor's Express
- Unit B1 **AVAILABLE - 1,449 SF**
- Unit C Orange Theory
- Unit E Hello Sugar
- Unit F Gong Cha
- Unit G **AVAILABLE - 2,316 SF**
- Unit H GNC
- Unit I **AVAILABLE - 1,787 SF**
- Unit J&K iCode
- Unit L Twist&Tumble Kids Gymnastics
- Unit L1/L2 H&R Block
- Unit M Simplicity Laser
- Unit N **AVAILABLE - 3,875 SF**



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