



# West 38th Street S.C.

Denver, CO

Denver-Aurora-Lakewood (CO)



**Nick Freddo**

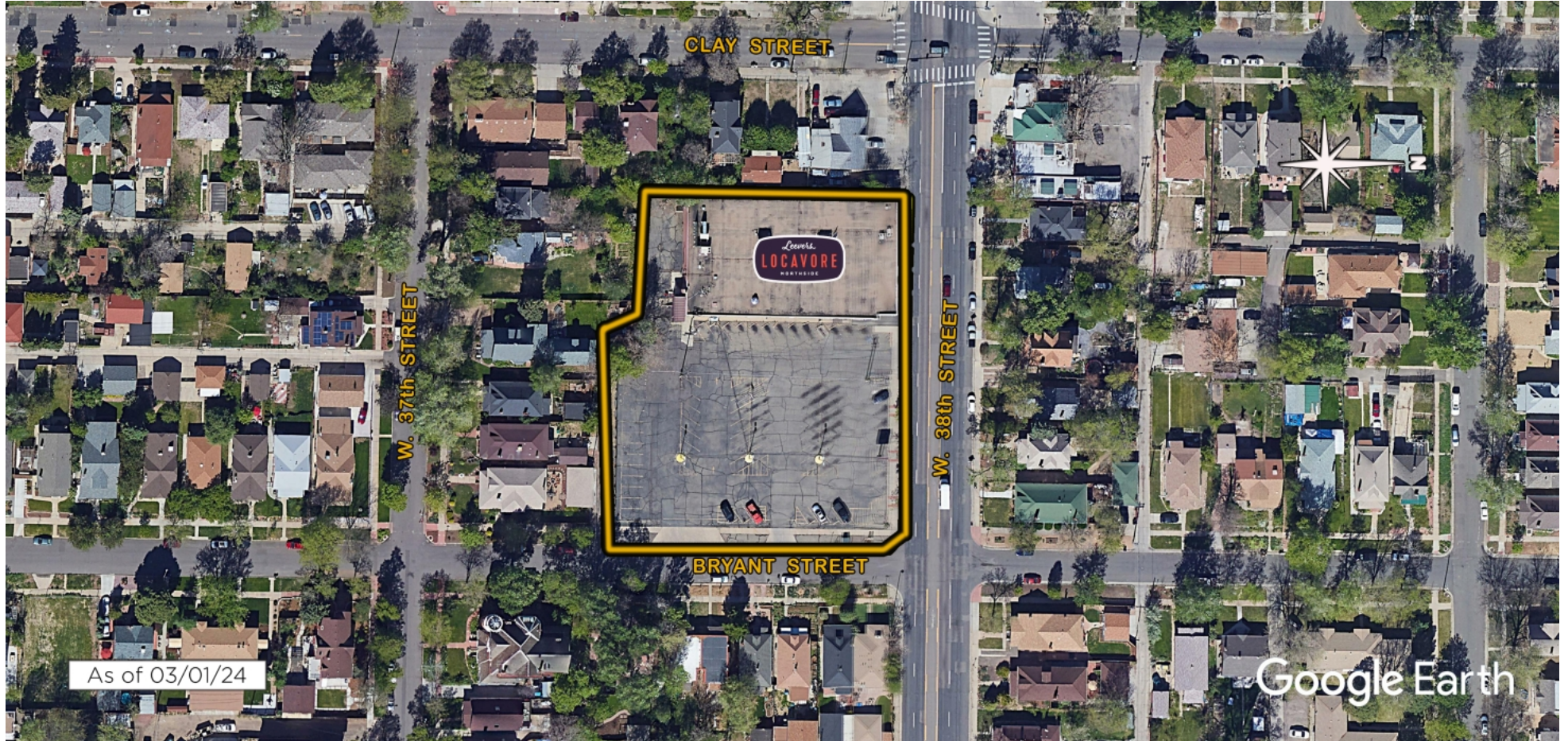
Leasing Representative

(303) 529-0641

[nfreddo@kimcorealty.com](mailto:nfreddo@kimcorealty.com)







AERIAL



GROSS LEASABLE AREA (GLA)

18,405 SF

PARKING SPACES

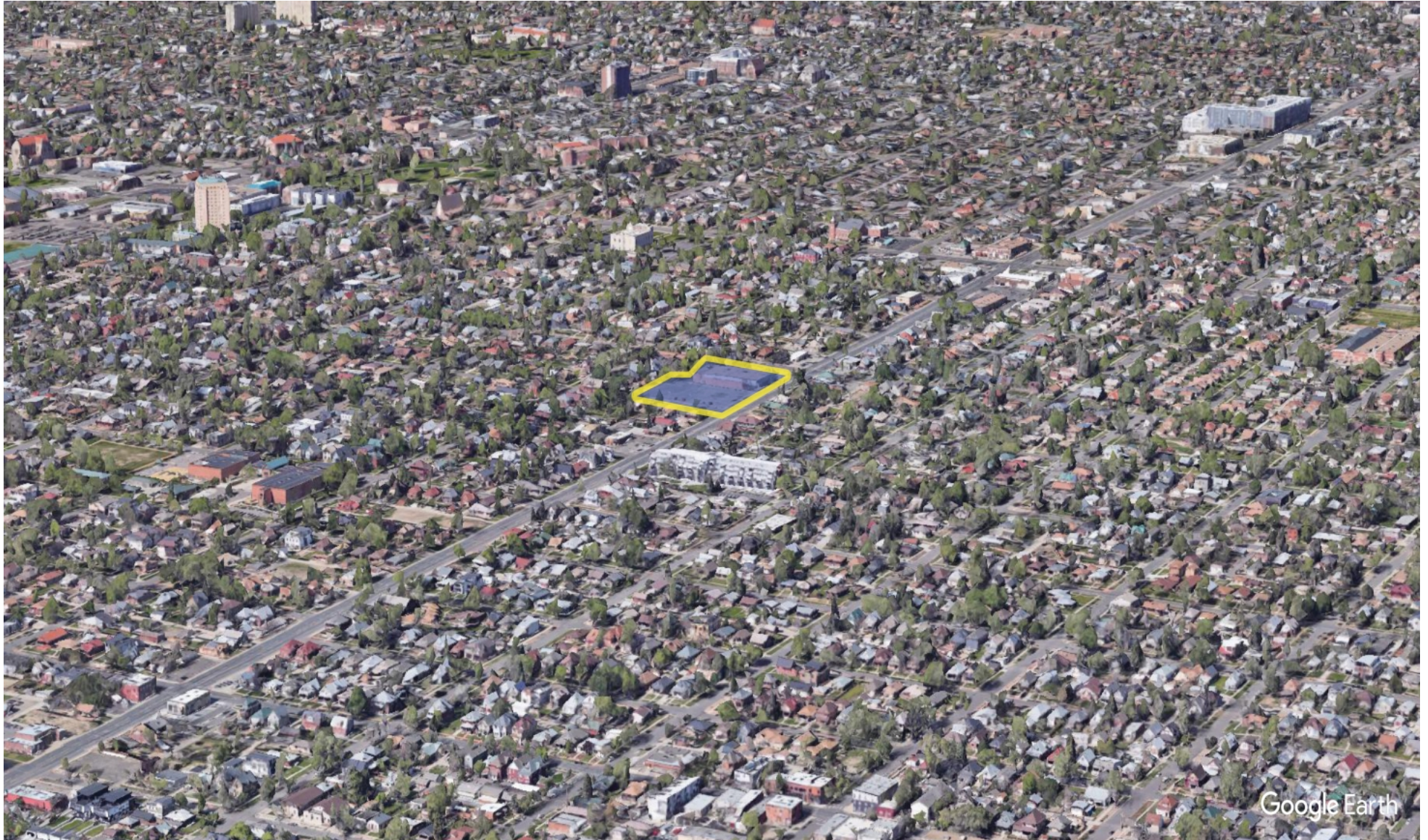
52

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Leasing Representative | (303) 529-0641 | [nfreddo@kimcorealty.com](mailto:nfreddo@kimcorealty.com)







Google Earth

DENSITY AERIAL

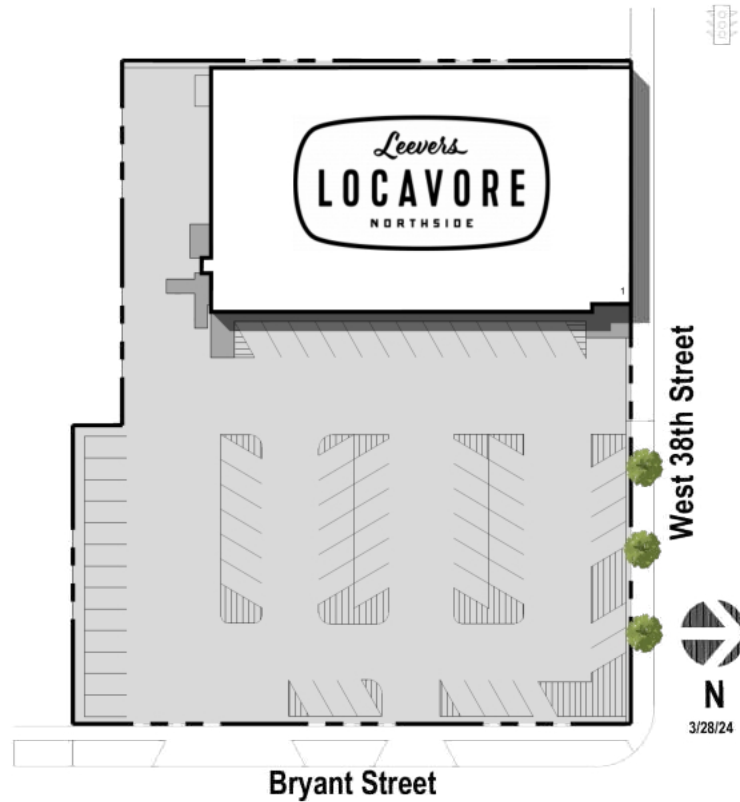
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	TENANT	SQ FT
1	Locavore	18,405



Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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Revision Date: 10/15/20  
Original Date:

Google Earth

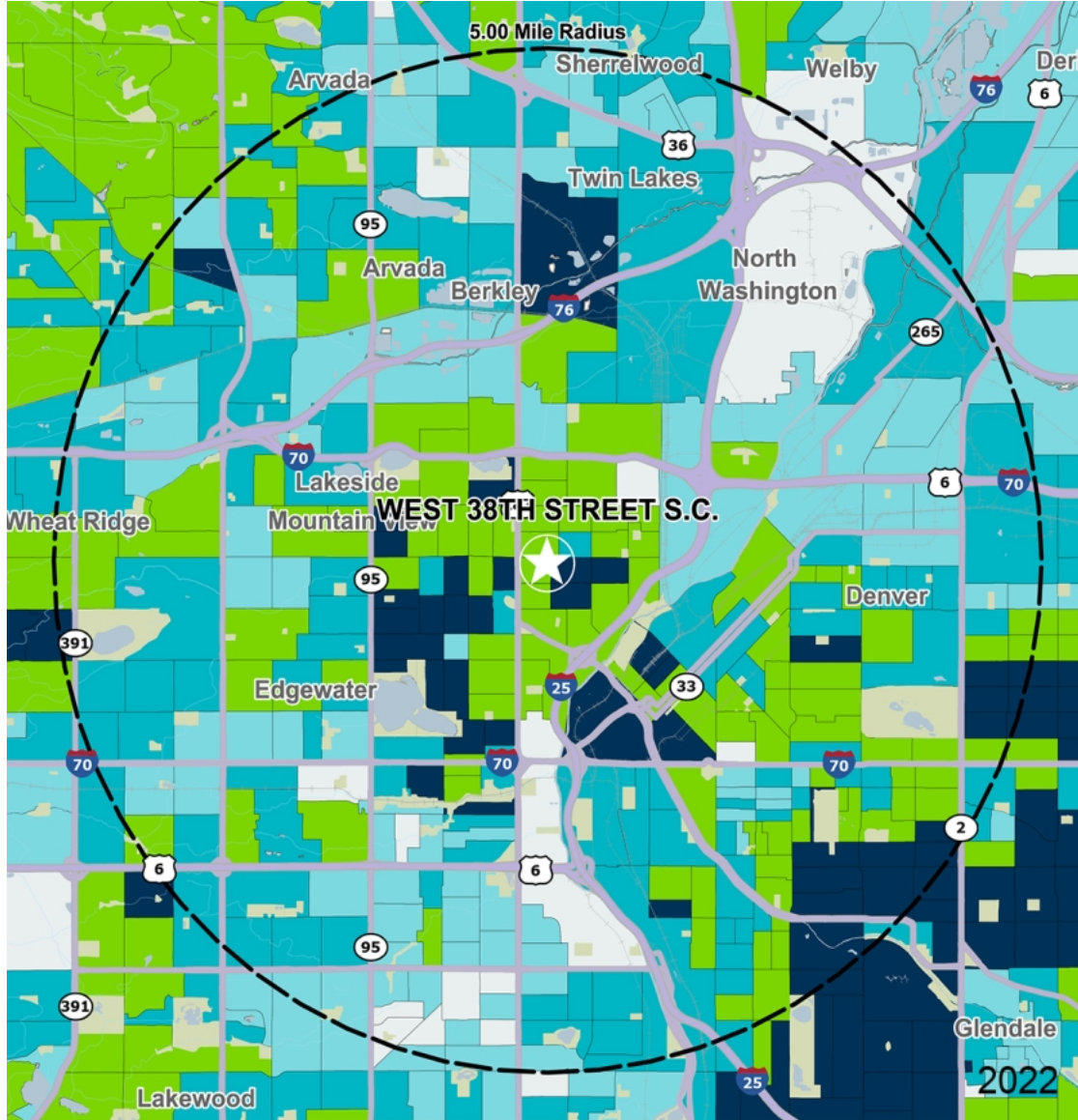
COMPETITION MAP

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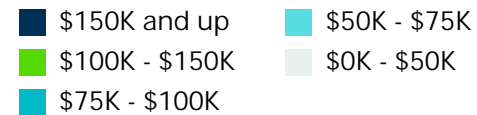
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	30,556	186,875	453,998
Daytime Pop	26,546	339,514	626,198
Households	14,079	88,327	205,889
Average HH Income	\$135,475	\$117,113	\$105,467
Median HH Income	\$104,191	\$85,318	\$75,406
Per Capita Income	\$63,294	\$56,848	\$48,706

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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W. 38th St. & Bryant St., Denver, CO



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