



Lowry Town Center

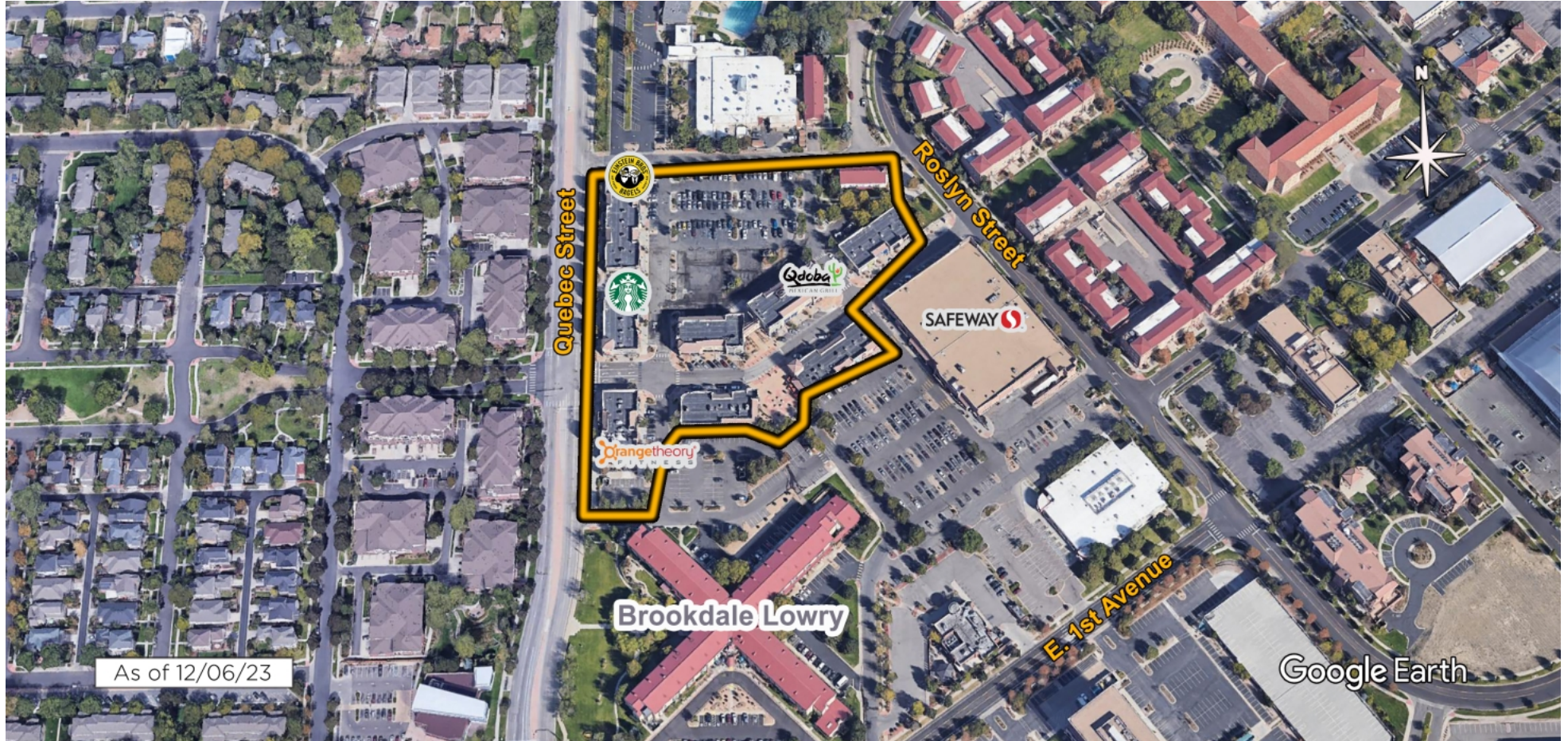
Denver, CO

Denver-Aurora-Lakewood (CO)

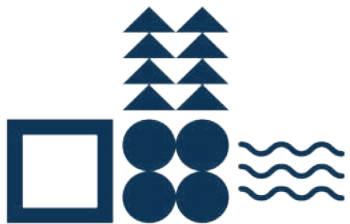


Nick Freddo
Leasing Representative
(303) 529-0641
nfreddo@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)	76,725 SF
PARKING SPACES	622
PARKING RATIO	8.11 per 1,000 SF

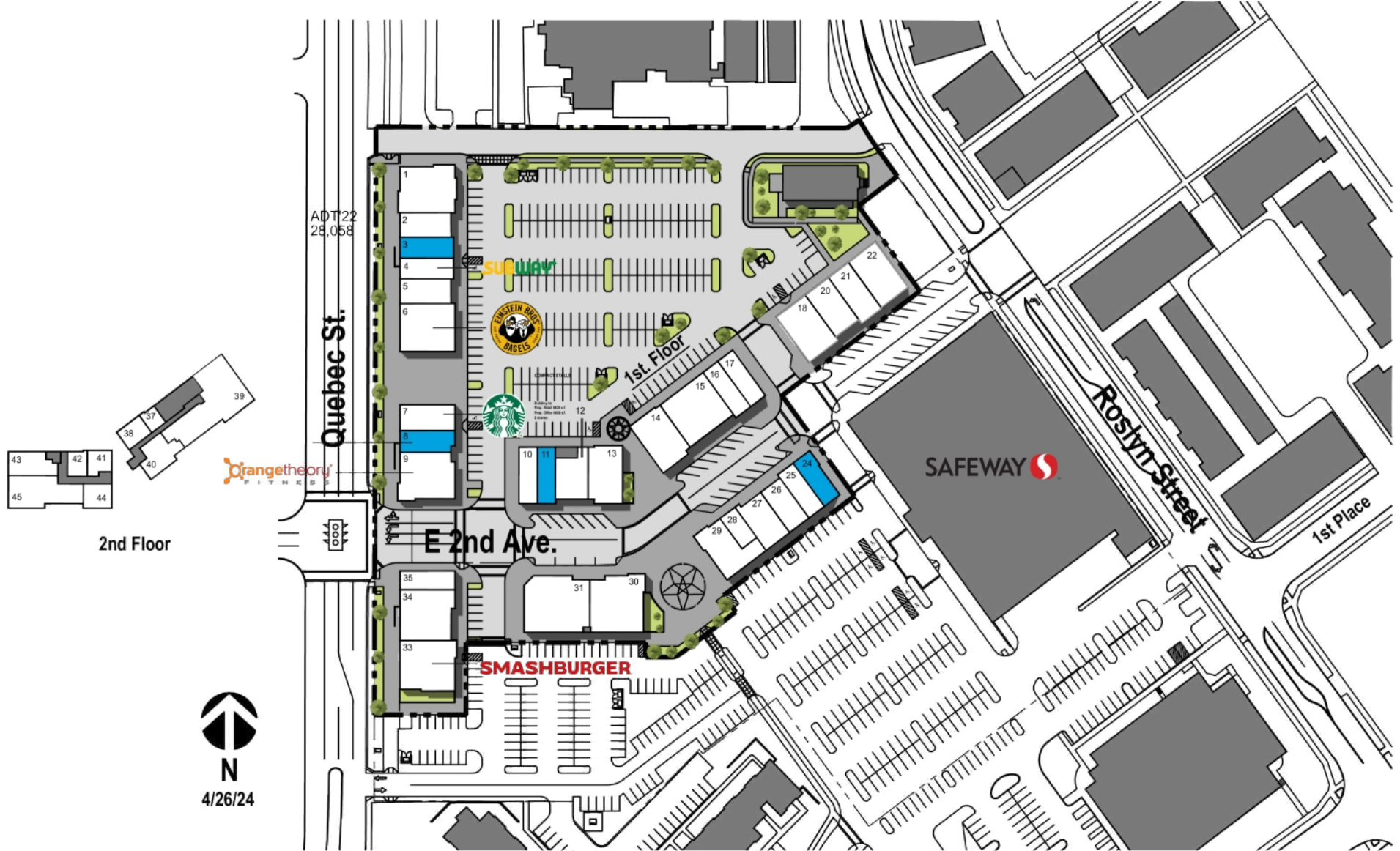
Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com



DENSITY AERIAL

Available Non-Controlled



Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com

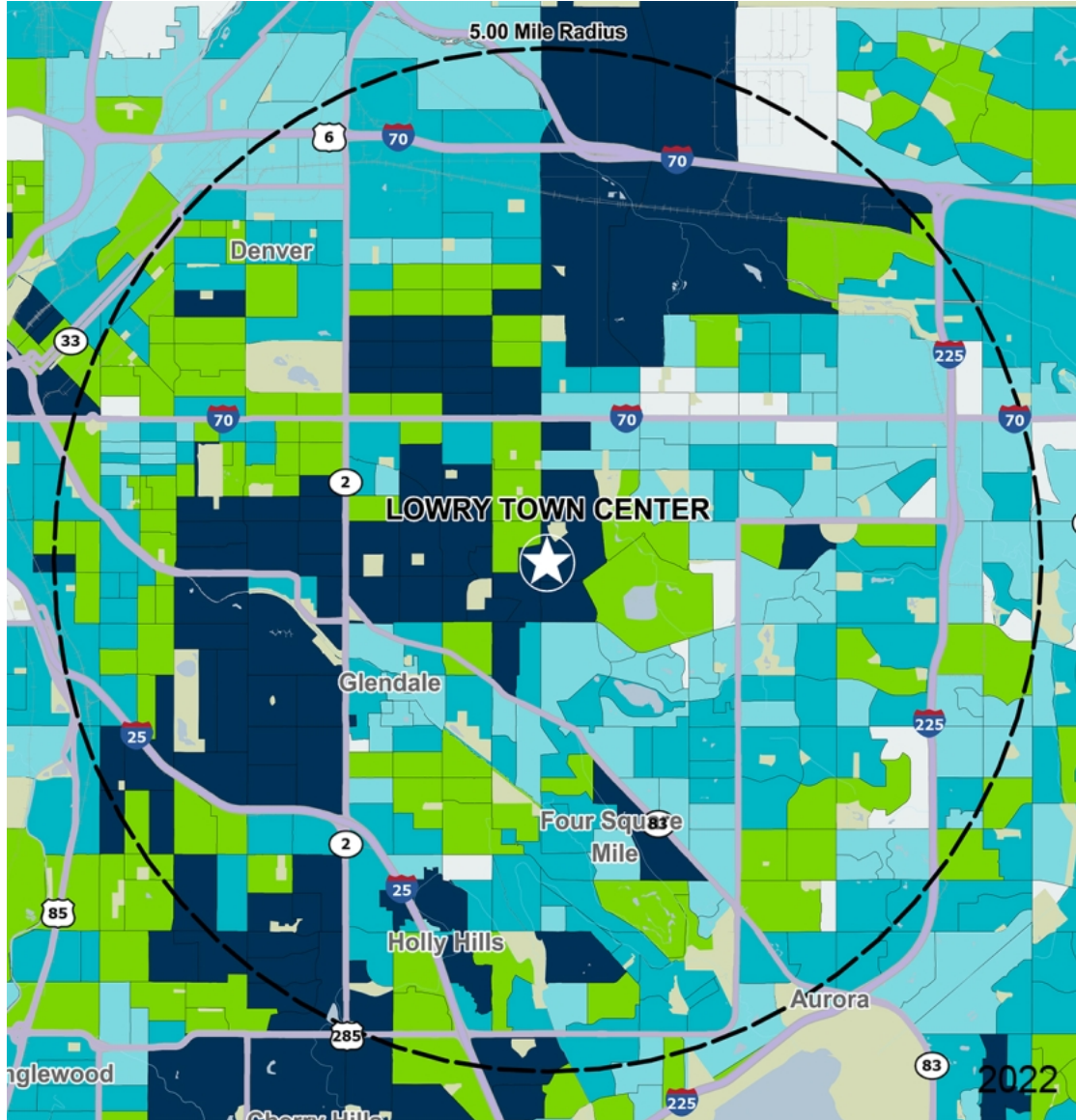
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Delectable Egg	3,000	15 Timbuk Toys, Inc.	2,750	31 Lowry Liquors	4,000
2 Osteostrong	1,500	16 Frame by Frame	1,235	33 Smashburger	3,150
3 Available	1,200	17 Premier Martial Arts	1,200	34 Palm Beach Tan	3,092
4 Subway	1,285	18 Kismet Jewelry & Accessories	2,377	35 Bishops	1,200
5 VIO Med Spa	1,500	20 Lowry Main Street Dental	1,777	37 Allstate Insurance	445
6 Einstein Bros. Bagels	3,000	21 Club Pilates	1,525	38 The RTO Group, Ltd.	763
7 Starbucks Coffee	1,549	22 Spavia	2,261	39 CACC Physical Therapy	4,821
8 Available	1,345	24 Available	1,213	40 Clayton and Company, Inc.	1,381
9 Orange Theory Fitness	3,000	25 Nails Touch	1,141	41 Edward Jones	853
10 Savory Spice Shop	1,200	26 Lowry Printing	1,393	42 TEEG, Inc.	674
11 Available	1,184	27 Petite Gateaux	1,745	43 Little Bellies	1,527
12 Vision First Eye Care Speciali	1,681	28 Lowry Alterations, LLC	866	44 Custom Pin & Design	906
13 Baekga Korean Kitchen	2,298	29 Chop Shop	2,200	45 Vida Biomedical	2,752
14 Chewy's Bonetique	2,236	30 Walter's303 Pizzeria & Publik House	3,500		

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.

Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com





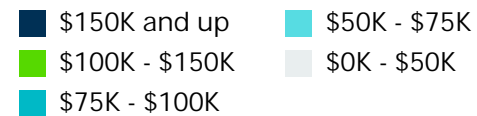
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,677	204,438	518,974
Daytime Pop	15,794	179,782	634,579
Households	8,189	92,810	239,306
Average HH Income	\$153,364	\$112,299	\$110,688
Median HH Income	\$103,079	\$74,797	\$75,424
Per Capita Income	\$71,463	\$51,515	\$51,963

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com

Lowry Town Center

Quebec St. & E 2nd Ave., Denver, CO



Nick Freddo

Leasing Representative

(303) 529-0641

nfreddo@kimcorealty.com