



Lowry Town Center

Denver, CO

Denver-Aurora-Lakewood (CO)



Nick Freddo

Leasing Representative

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AERIAL



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



DENSITY AERIAL



Property Overview

Lowry Town Center, located just steps from the historic former Air Force Base, is in the heart of this rapidly growing east Denver neighborhood. Conveniently-located between 6th Avenue Parkway and Alameda on Quebec Street, this walkable open-air center provides excellent co-tenancy with a variety of shopping options.

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■ Available ■ Potentially Available ■ Non-Controlled



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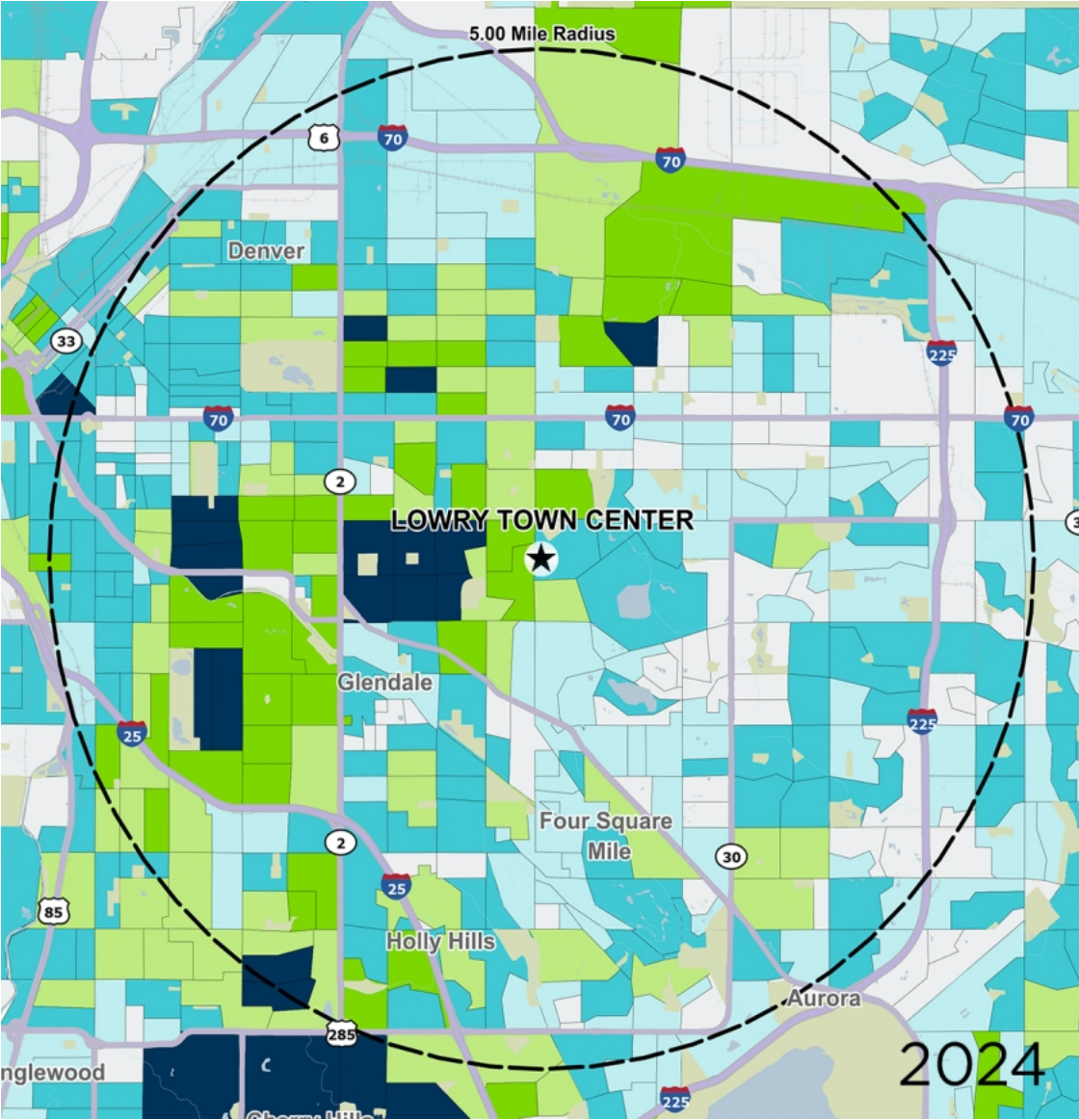
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Delectable Egg	3,000	15 Available	2,750	30 Walter's 303 Pizzeria & Publik House	3,500
2 Osteostrong	1,500	16 Frame by Frame	1,235	31 Lowry Liquors	4,000
3 Available	1,200	17 Available	1,200	33 Smashburger	3,150
4 Available (Former Restaurant)	1,285	18 Kismet Jewelry & Accessories	1,177	34 Palm Beach Tan	3,092
5 VIO Med Spa	1,500	19 Available	1,200	35 Bishops	1,200
6 Einstein Bros. Bagels	3,000	20 Lowry Main Street Dental	1,777	37 Available	445
7 Starbucks Coffee	1,549	21 Club Pilates	1,525	38 Peak Insurance Group LLC	763
8 Available	1,345	22 Spavia	2,261	39 CACC Physical Therapy	4,821
9 Orange Theory Fitness	3,000	24 Timbuk Toys, Inc.	1,213	40 Clayton and Company, Inc.	1,381
10 Savory Spice Shop	1,200	25 Nails Touch	1,141	41 Available	853
11 Available	1,184	26 Lowry Printing	1,393	42 TEEG, Inc.	674
12 Vision First Eye Care Speciali	1,681	27 Petite Gateaux	1,745	43 Little Bellies	1,527
13 Baekga Korean Kitchen	2,298	28 Lowry Alterations, LLC	866	44 Custom Pin & Design	906
14 Chewy's Bonetique	2,236	29 Chop Shop	2,200	45 Vida Biomedical	2,752

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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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,266	210,466	530,831
Daytime Pop	21,709	201,911	765,968
Households	7,574	93,554	241,083
Average HH Income	\$181,603	\$132,142	\$127,929
Median HH Income	\$113,020	\$84,746	\$85,945
Per Capita Income	\$79,784	\$59,083	\$58,837

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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



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