

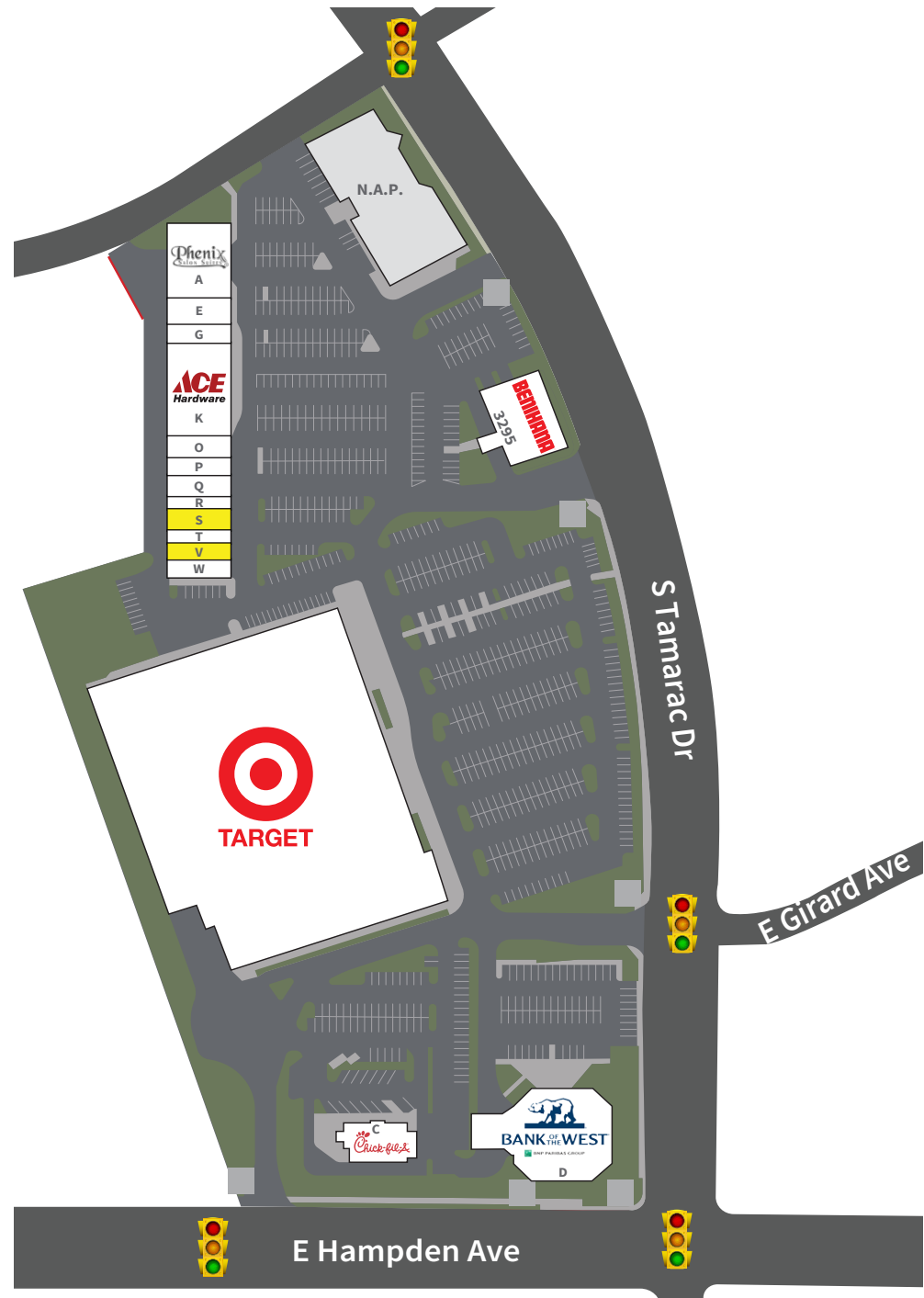


Retail for lease

Tamarac Shopping Center | Denver, CO 80231

7777 E Hampden Ave / Denver, CO 80231

A	Phenix Salons	5,899 SF
C	Chick-Fil-A	4,396 SF
D	Bank of the West	23,039 SF
E	Hand & Stone Massage	2,975 SF
G	China Beijing	1,820 SF
K	Ace Hardware	10,505 SF
O	Tamarac Liquors	1,925 SF
P	Murdock's Dog Grooming	1,155 SF
Q	The Tailor's Studio	1,120 SF
R	Extra Innings	1,470 SF
S	AVAILABLE	1,680 SF
T	Las Caras	1,400 SF
V	AVAILABLE	1,649 SF
W	Trendy Nail & Spa	1,501 SF
3295	Benihana	8,000 SF



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Property highlights

- Anchored by Target and Ace Hardware
- 1,649 SF former salon; 1,680 SF shell space
- Synergetic tenant mix
- Quick, easy access to I-25 & I-225 via Hampden Ave
- Established trade area with strong demographics



140K

Population
(3 mile radius)

\$91K

Avg Household Income
(3 mile radius)

44K

Daily Traffic Counts
(E Hampden Ave)





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