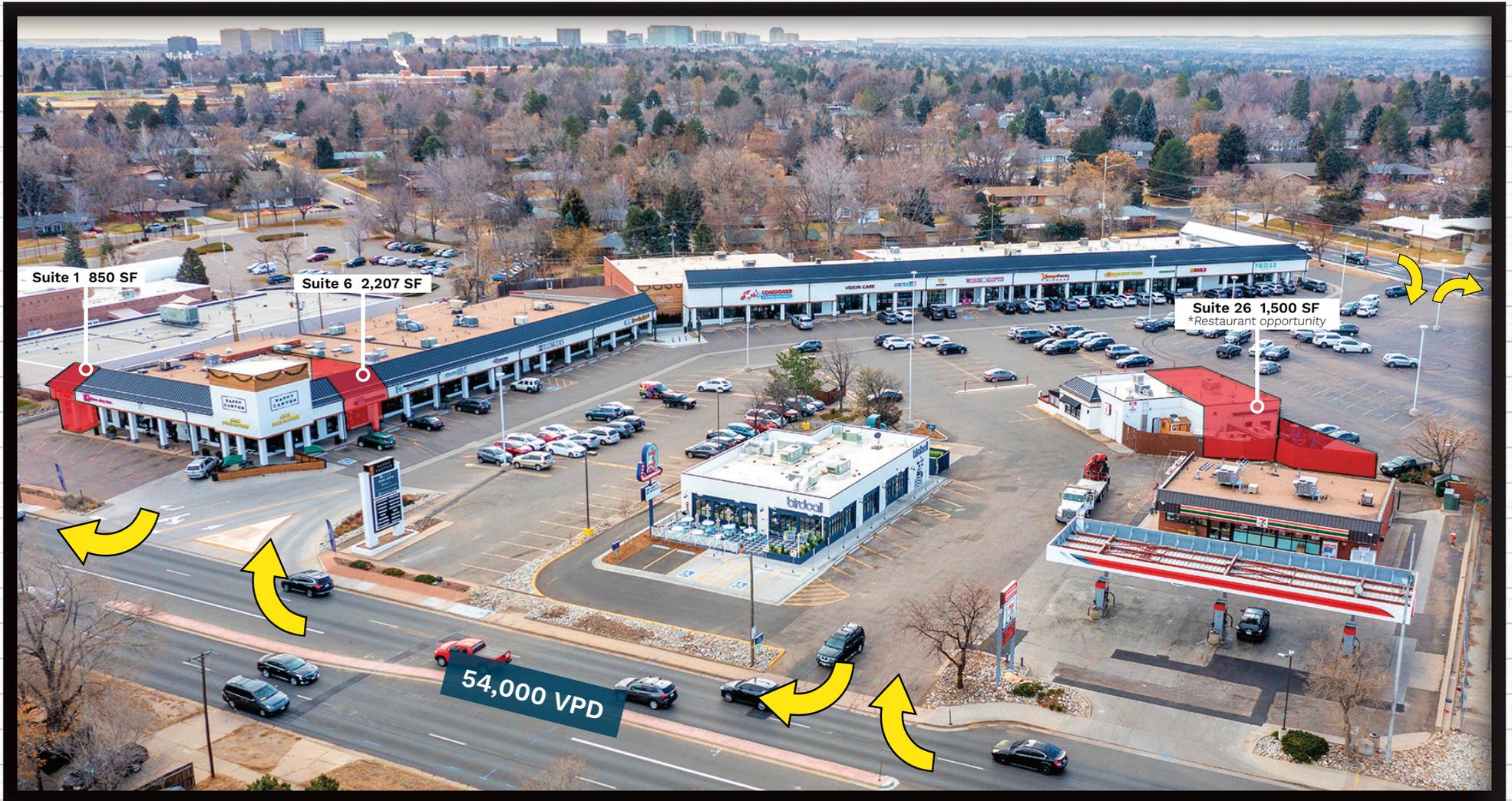


EST'D 1960

 **JLL** SEE A BRIGHTER WAY

HAPPY CANYON

CHERRY HILLS





HIGHLIGHTS

Retail space for lease in the recently redeveloped Happy Canyon Shopping Center

850 SF - 2,207 SF in-line retail suites available

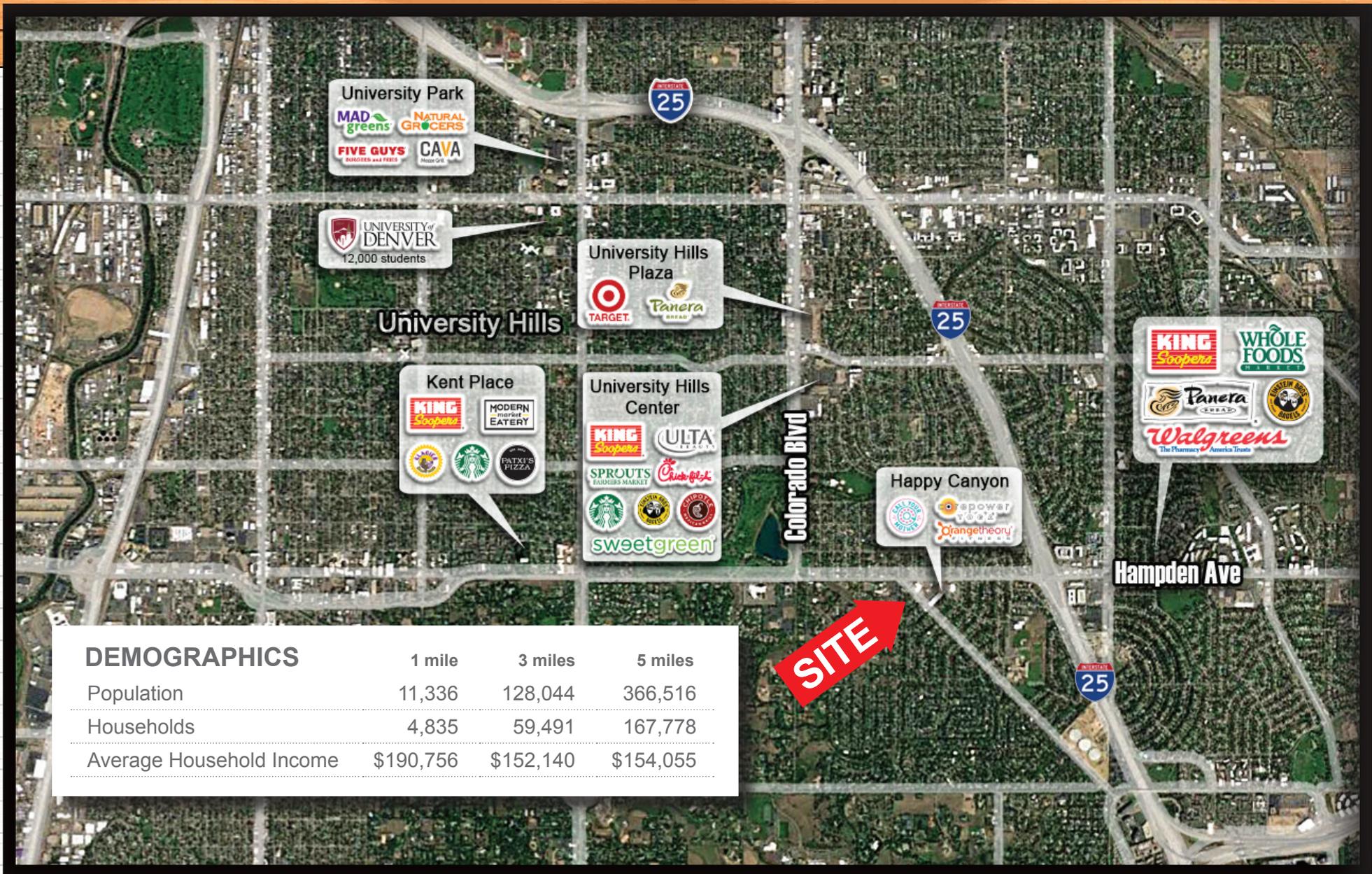
1,500 SF restaurant space

Strong demographics

Quick, easy access to I-25

Join Birdcall, and more!

High Traffic Counts on Hampden Ave



DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	11,336	128,044	366,516
Households	4,835	59,491	167,778
Average Household Income	\$190,756	\$152,140	\$154,055

 **JLL** SEE A BRIGHTER WAY

Brokerage Disclosure

SAM ZAITZ
+1 303 931 1201
sam.zaitz@jll.com

SARAH ALFANO
+1 303 263 5362
sarah.alfano@jll.com

© 2026 Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.