



±36,000 SF
RETAIL SPACE FOR LEASE



+ 9th Ave &
Colorado Blvd,
Denver, CO

ALBION

EXPERIENCE 9TH & CO



+ 9+CO represents Denver's newest premier mixed-use destination. A fully developed 26-acre district located at 9th Avenue and Colorado Boulevard. This thoughtfully redeveloped site, originally home to the historic University of Colorado Health Sciences Center, has been transformed by Continuum Partners and CIM Group. This vibrant community hub featuring today's leading retailers, restaurants, and experiences alongside modern residential options, 9+CO sits at the intersection of Colorado & 8th Street - minutes away from established and affluent neighborhoods: Cherry Creek, Hale, Hilltop, Congress Park and Cheesman Park.



SITE OVERVIEW



PROPERTY HIGHLIGHTS



CENTRALIZED LOCATION

Located among some of Denver's most affluent neighborhoods: Cherry Creek, Hilltop, Congress Park, and Montclair



STRONG DEMOGRAPHICS

Educated and high-earning workforce with median age of 36



HIGH VISIBILITY & TRAFFIC

Centered at the intersection of Colorado Blvd and 8th Avenue



UNIQUE TENANT MIX

Prominent national tenant mix with restaurant and speciality lifestyle retailers



NEIGHBORHOOD AERIAL

+ Located in an established and populated trade area with high visibility from Colorado Blvd.



Cherry Creek North

Nearly 260 commercial retail businesses make up the area's 16 walkable blocks, where you can find a variety of independent and international retailers featuring unique fashion, jewelry, and home furnishing stores, spas, salons, art galleries, and restaurants.

9 & CO










FIND YOUR EDGE

- AMC
- CAVA
- TRUFUSION
- hopdoddy
- BLANGO
- POSTINO
- CVS/pharmacy

Cherry Creek Shopping Center

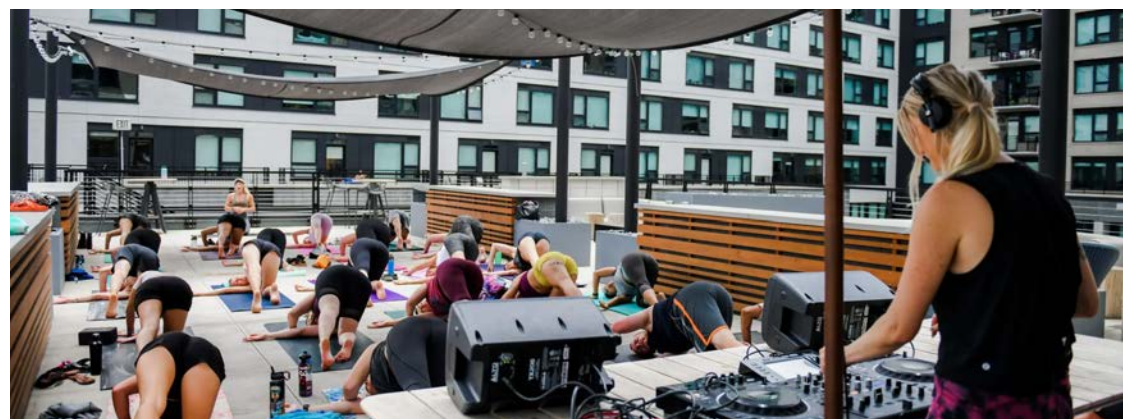
The region's premier shopping environment with over 160 shops, and 40 states exclusive to the area, including Zara, Neiman Marcus, Tiffany & Co, Louis Vuitton, Tory Burch and Burberry. The shopping center is also home to a movie theater and 15 eateries including the ever popular 801 Chophouse, Kona Grill and Elway's.

DEMOGRAPHICS

	within 1 mile	within 3 miles	within 5 miles
 population	29,041	243,974	546,864
 households	14,848	124,991	258,570
 median age	38.5	36.2	34.9
 average household net worth	\$1,667,843	\$1,227,531	\$1,012,221
 average household income	\$175k	\$153k	\$143k
 average home value	\$1.09M	\$980K	\$867K
 total consumer spending	\$1.47B	\$11.02B	\$21.33B
 businesses	1,896	19,656	41,144
 employees	18,387	174,019	397,147

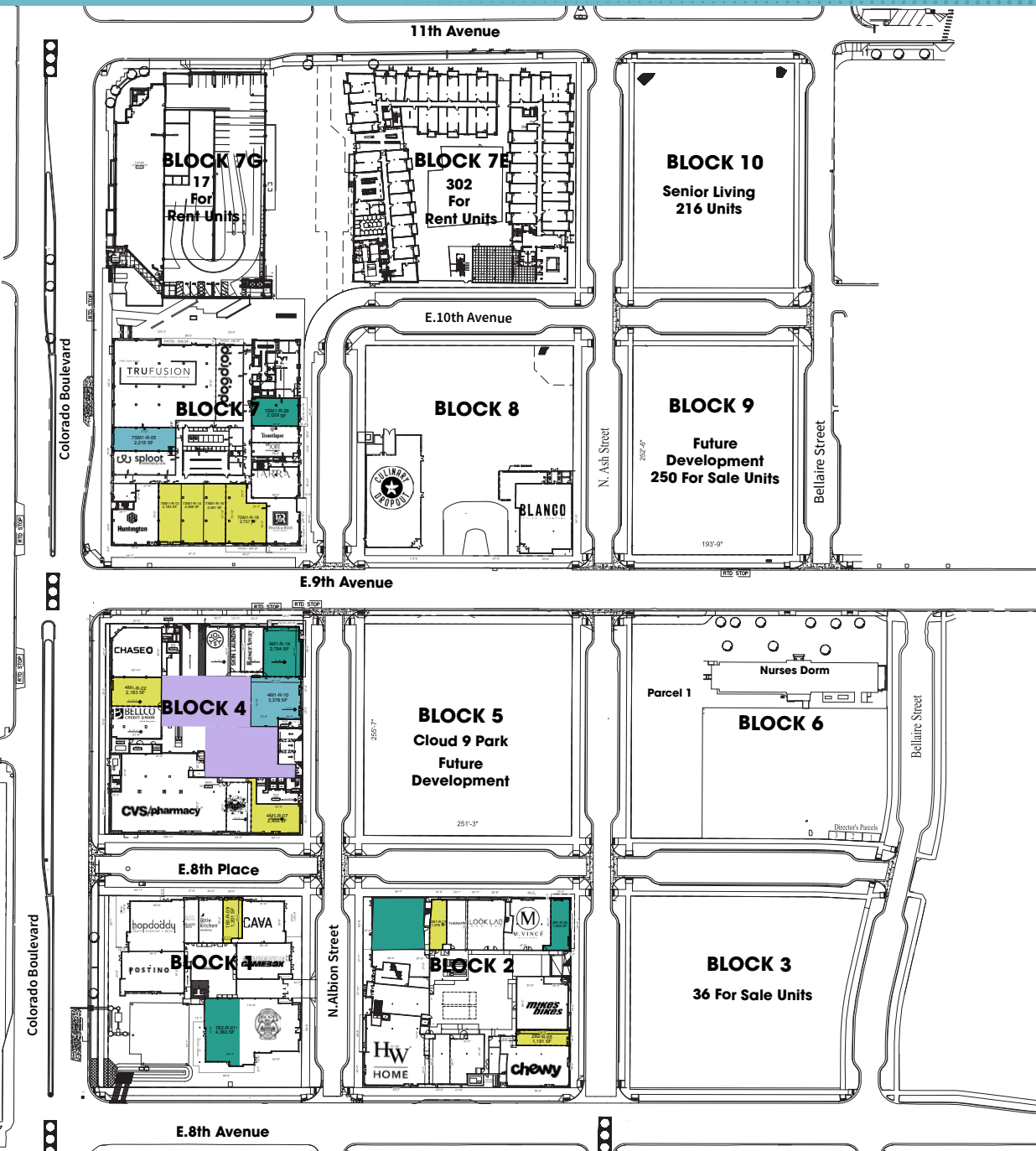
AMENITY RICH

+ State of the art padel courts,
nature trails, and ample open space



SITE PLAN

+ 17 available spaces
totaling ±36,000 SF

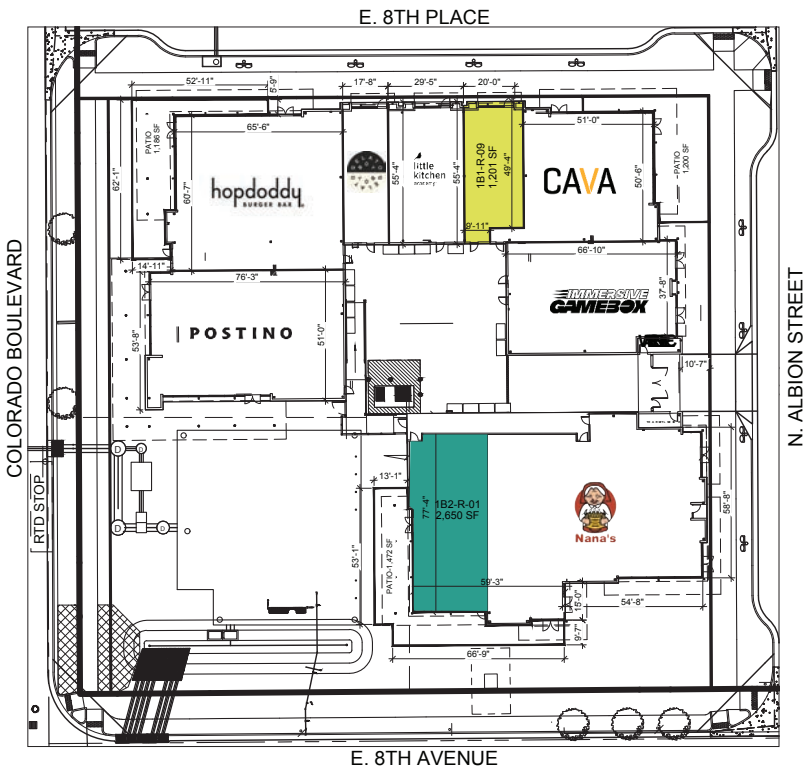


- Available Retail Space
- Available Restaurant Space
- Available Whitebox Space
- Parking

FLOOR PLAN BLOCK 1 & 2

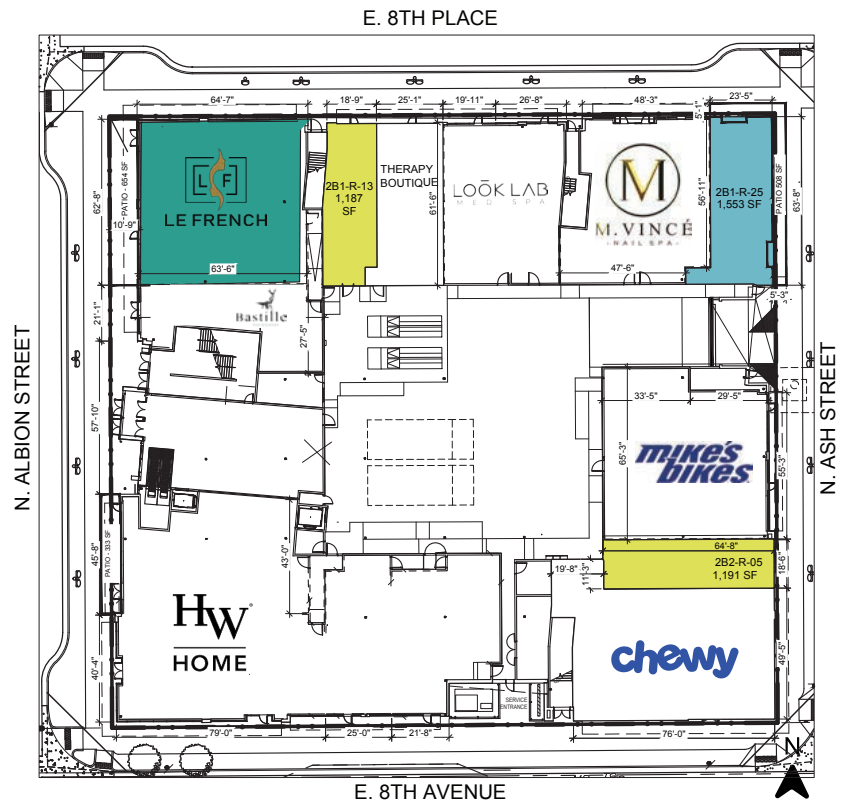
+ 1,200 - 4,200 SF

BLOCK 1



	1B1-R-09	1,201 SF
	1B2-R-01	2,650 SF

BLOCK 2



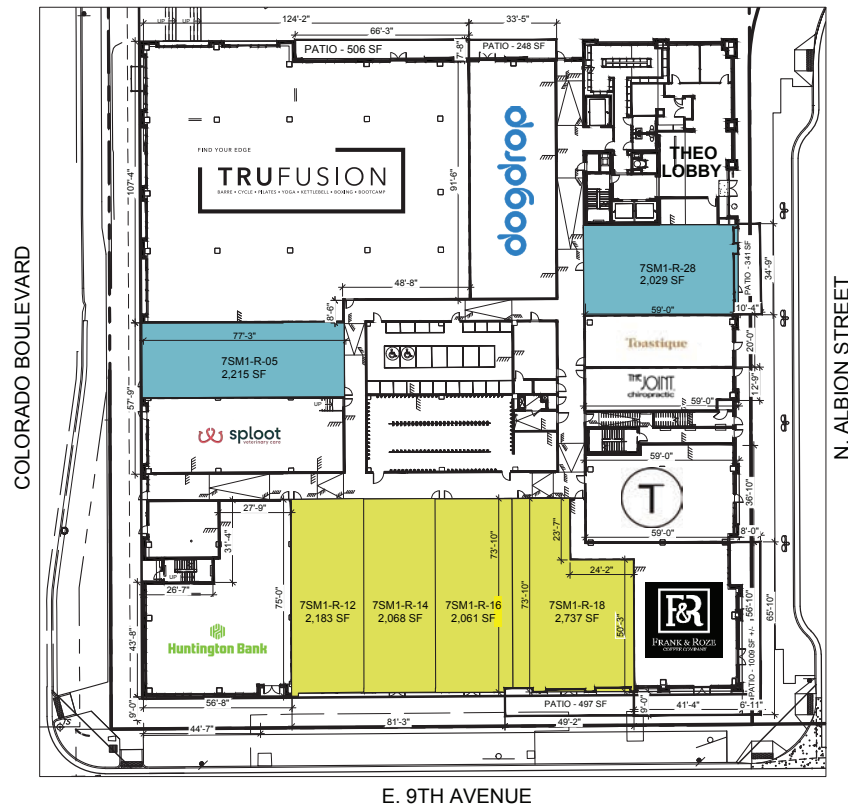
	2B2-R-05	1,191 SF
	2B1-R-13	1,276 SF
	2B1-R-25	1,553 SF
	Le French	4,200 SF

Available Retail Space
 Available Restaurant Space
 Available Whitebox Space

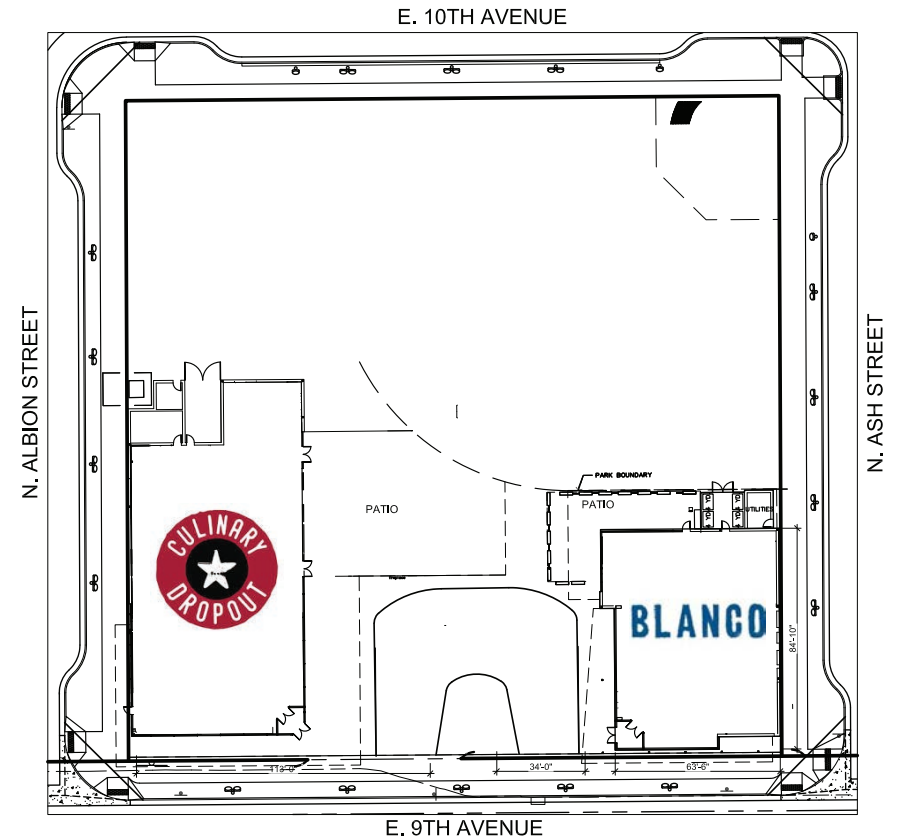
FLOOR PLAN BLOCK 7 & 8







+ 2,029 - 2,737 SF

BLOCK 7



BLOCK 8



	7SM1-R-05	2,215 SF		7SM1-R-14	2,068 SF
	7SM1-R-05	2,029 SF		7SM1-R-16	2,061 SF
	7SM1-R-12	2,183 SF		7SM1-R-18	2,737 SF

 Available Retail Space
  Available Restaurant Space
  Available Whitebox Space



CONTACT INFO

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