

Pad Site — *New Construction* Grocery-Anchored Center



NWC—West Evans Avenue & South Clay Street; Denver,



SITE LOCATION



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KORNFELD REAL ESTATE LLC
8400 E. Crescent Parkway, Ste. 600
Greenwood Village, CO 80111

Phone: 720.528.4107



Pad Site —Grocery-Anchored Center

NWC—W. Evans Avenue & S. Clay Street
Denver, Colorado



BUILDING & SITE DETAILS

- *New Construction
- *3,085 SF building
- *Land Area of Pad: 30,000 SF
- *Signalized Intersection / Full turns movement
- *King Soopers (Kroger) recently remodeled
- *Across from New Wal-Mart, New 7-11 & New Chase Bank



ANCHOR DETAILS

King Soopers (Kroger)



King Soopers Fuel Center



LEASE DETAILS

100% LEASED

RISAS DENTAL &
BRACES



DEMOGRAPHICS

Traffic Counts	26,059 cars/day (W. Evans at S. Clay)	
2017 Average HH Income	1 Mile:	\$51,030
	3 Miles:	\$65,706
	5 Miles:	\$81,467
2017 Total Population Estimate	1 Mile:	24,689
	3 Miles:	166,153
	5 Miles:	442,906
2022 Total Population Estimate	1 Mile:	27,885
	3 Miles:	186,695
	5 Miles:	493,740



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