

# University Hills

2730 S. Colorado Blvd., Denver, CO 80222  
Denver County



## HIGHLIGHTS

County: Denver  
Type: Retail  
Total SF: 209,956  
Parking Spaces: 874  
Year Built: 1996  
Market: Denver

## CONTACT

Leasing Department  
(212) 710-9330  
leasing@kprcenters.com

Michael Zieja  
(603) 472-1158  
mzieja@kprcenters.com

Thomas D. Smith  
(603) 472-1155  
tsmith@kprcenters.com

University Hills is a 209,956 SF grocery anchored retail property featuring national retailers King Soopers, Marshalls, PetSmart, Five Below, ULTA, Office Depot, Michaels, Starbucks and Chipotle. Located in Denver County at S Colorado Blvd & E Yale Ave along heavily traveled Colorado Blvd. and centrally located in the University Hills, University Park and Wellshire neighborhood. University Hills services the dense residential population and the complimentary office along E Yale with easy access to I-25. University Hills features a traditional community center design with a horseshoe layout allowing access from Yale Ave and Colorado Blvd.

## RETAILERS INCLUDE



## DEMOGRAPHICS

|                               | 1 MILE  | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| Population                    | 15,732  | 152,118 | 406,345 |
| Households                    | 6,853   | 70,706  | 190,020 |
| Average Household Income (\$) | 167,120 | 136,672 | 133,237 |
| Median Household Income (\$)  | 109,722 | 88,045  | 87,788  |

# University Hills

2730 S. Colorado Blvd., Denver, CO 80222

Denver County



|    |  |           |     |                               |           |
|----|--|-----------|-----|-------------------------------|-----------|
| 1  | Starbucks Coffee                       | 1,500 SF  | 25  | Connection Nail & Lash        | 2,470 SF  |
| 3  | Einstein Bagels                        | 2,400 SF  | 27  | Grapes & Grains Wine & Liquor | 3,120 SF  |
| 8  | Office Depot                           | 16,724 SF | 30  | ULTA Beauty                   | 9,744 SF  |
| 13 | The Better Mattress                    | 6,000 SF  | 55  | Michaels                      | 32,436 SF |
| 14 | The Joint Chiropractic                 | 6,000 SF  | 56  | PetSmart                      | 15,250 SF |
| 15 | Great Clips                            | 1,300 SF  | 57  | Five Below                    | 10,000 SF |
| 16 | GNC                                    | 1,300 SF  | 57A | Claire's                      | 1,940 SF  |
| 17 | Dependable Cleaners                    | 1,300 SF  | 57B | GOPUFF                        | 6,395 SF  |
| 19 | Cafe De France                         | 2,701 SF  | 61  | Marshalls                     | 22,821 SF |
| 20 | Mika Sushi And Japanese Restaurant     | 2,180 SF  | 98  | King Soopers                  | 65,575 SF |
| 23 | America's Best Contacts and Eyeglasses | 3,500 SF  |     |                               |           |