

# 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

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## RETAILERS INCLUDE



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.

## 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

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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	1,300 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			