

NEW PAD, HOTEL, AND ANCHOR OPPORTUNITIES

FOR LEASE



(SEQ) GREEN VALLEY RANCH BOULEVARD & PEÑA BOULEVARD

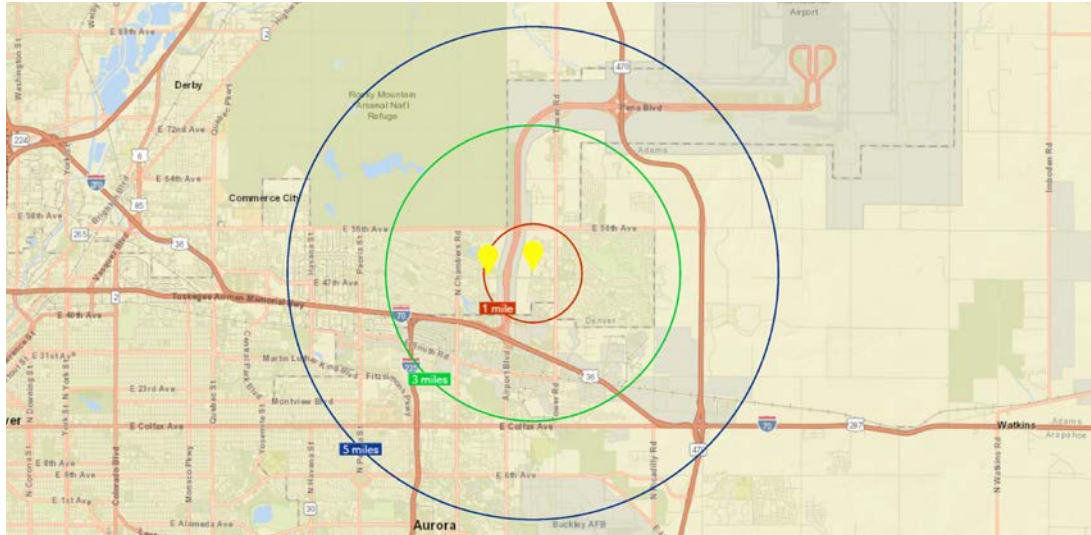
PROXIMATE AERIAL



TRADE AREA



AREA DEMOGRAPHICS



MAP COURTESY OF ESRI

TRAFFIC COUNTS

Location	Cars/Day
GVR BLVD WEST OF TOWER RD	28,954 ²
TOWER RD SOUTH OF GVR BLVD	22,000
PENA BLVD SOUTH OF GVR BLVD	141,288 ¹
TOWER RD NORTH OF GVR BLVD	17,000

SOURCE: ESRI 2017, '2018 2019²

DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	12,618	85,562	156,797
PROJ. POPULATION IN 2026	14,304	94,591	172,143
AVG. HOUSEHOLD INCOME	\$77,101	\$84,828	\$79,660
DAYTIME POPULATION (EMPLOYEES)	1,871	25,842	86,790

SOURCE: ESRI 2022

CONTACT



About SullivanHayes

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

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