

INOVA

DRY CREEK

HOTEL/COMMERCIAL 2.38 ACRE PAD SITE



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AMENITIES

- // Prime corner location directly across the street from the new TopGolf entertainment facility
- // Easy access from I-25 at Dry Creek Road
- // Lightrail access & on-property shuttle
- // Food truck court
- // Over 500,000 SF of Class A office space under construction adjacent to property

HOTEL / COMMERCIAL
PAD SITE AT SOUTHEAST
DENVER'S NEWEST
SUBURBAN INNOVATIVE
CAMPUS



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Area Demographics

2015 Income	1-mile	3-mile	5-mile
Per Capita Income:	\$52,607	\$46,823	\$43,753
Household Income: Median	\$67,553	\$84,477	\$81,837
Household Income: Average	\$90,991	\$115,495	\$111,233

Traffic Counts	Avg. Volume
Easter Ave., east of Havana (10/2015)	15,001
Dry Creek Rd., south of Geddes & east of Inverness Dr N (06/2012)	26,546
Havana St., south of Arapahoe Rd. (09/2015)	25,327

Population	1-mile	3-mile	5-mile
Total Daytime Population	27,834	170,601	329,774
Total Employee Population	27,249	143,546	219,924
Total Daytime at Home Population	585	27,055	109,850
Total Employee Population (% of Daytime Population)	97.9%	84.1%	66.7%
Total Daytime at Home Population (% of Daytime Population)	2.1%	15.9%	33.3%

Source: Denver Regional Council of Governments

Excellent Access, Prime In-Fill Location

INOVA Dry Creek is strategically situated immediately east of the intersection of I-25 and East Dry Creek Road, between the Denver Technological Center and Centennial Airport. The Site is 20 miles southwest of the Denver International Airport. Park Meadows Mall and the Promenade shopping center are just one exit south on I-25.

For further information, please contact our exclusive agents:

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