



Everyday Destinations. Extraordinary Locations.

Highlands Garden Village is located at the southwest corner of Tennyson Street and 38th Avenue in Denver, Colorado. This bustling mixed-use center is anchored by a top-performing Sprouts Market and a state-of-the-art, two-story 24-Hour Fitness. Other key tenants include Health One, Comfort Dental, and Starbucks. The mixed-use center is situated in the heart of the highly sought after Highlands neighborhood. The surrounding area boasts a population of 174,436 within a three-mile radius, ensuring a consistent flow of long-term daily needs traffic.

HIGHLANDS GARDEN VILLAGE

DENVER, COLORADO | TOTAL SQUARE FEET: 73,757

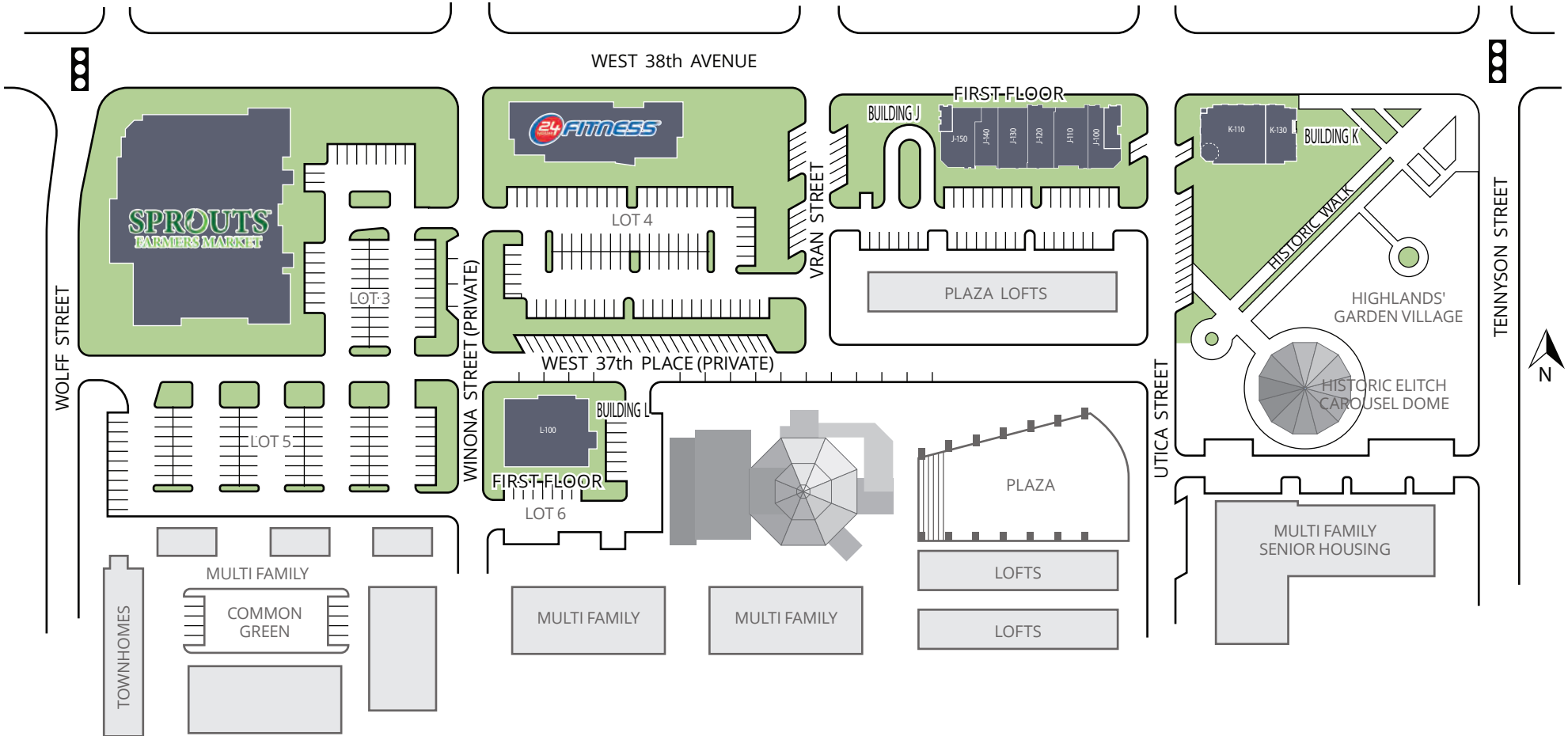


4700 W 38th Ave, Denver, CO 80212

 AVERAGE DAILY TRAFFIC

30,000 ADT
W 38th Ave at Tennyson

TOTAL SQUARE FEET: 73,757



LEASING

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	21,182	174,436	455,344
Average HH Income	\$130,838	\$103,916	\$96,047
Workplace Population	7,087	95,326	460,511

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