

# CAPITOL HILL

NWC East 9th Avenue & Downing Street  
Denver, Colorado



- ❖ King Soopers, the #1 grocery chain in Colorado, occupies this free-standing building in Denver's affluent Capitol Hill/ Country Club neighborhoods.
- ❖ Situated between Corona and Downing Streets on 9th Avenue, this site benefits from one of Denver's most densely populated residential "in-city" locations.



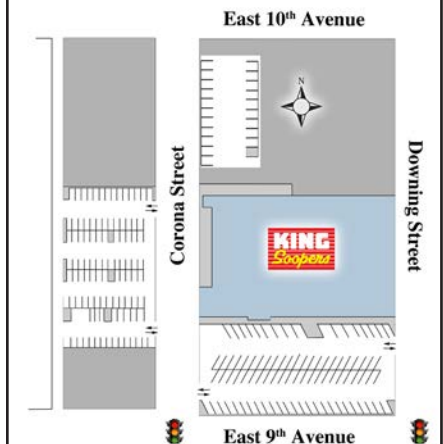
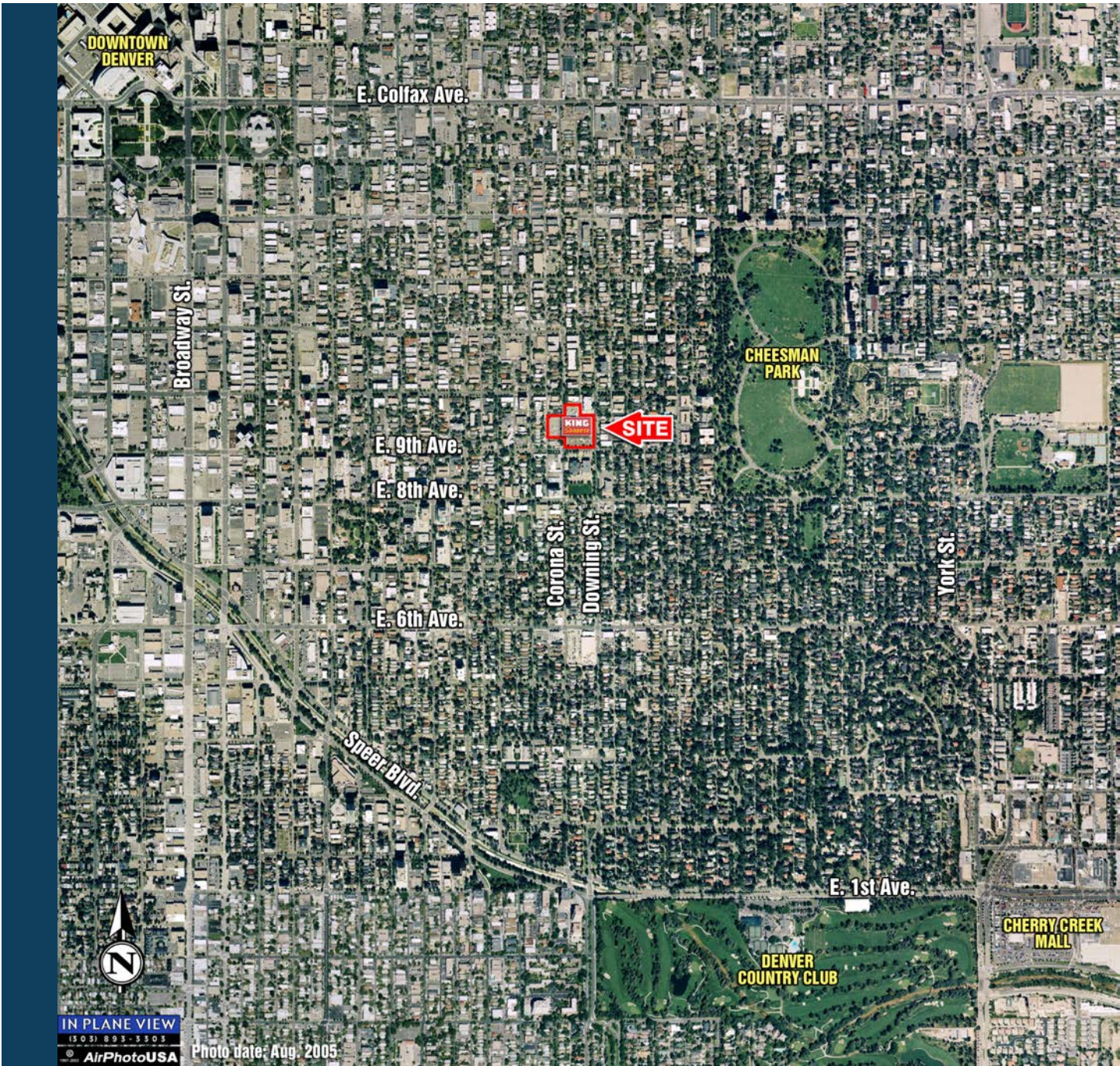
Total Rental Area Size:	41,737	Traffic Counts:	
Anchor Tenant:	King Soopers	Downing Street	9,500 VPD
		Corona Street	6,300 VPD
Primary Demographics:	1 Mile	3 Mile	5 Mile
2018 Population	46,763	222,495	526,639
2023 Population	51,058	242,902	573,192
Projected Growth	9.18%	9.17%	8.84%
2018 AHI	\$83,415	\$105,867	\$97,758

## AmCap INCORPORATED

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