

# 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  
Anchor Tenant: King Soopers

Traffic Counts:  
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

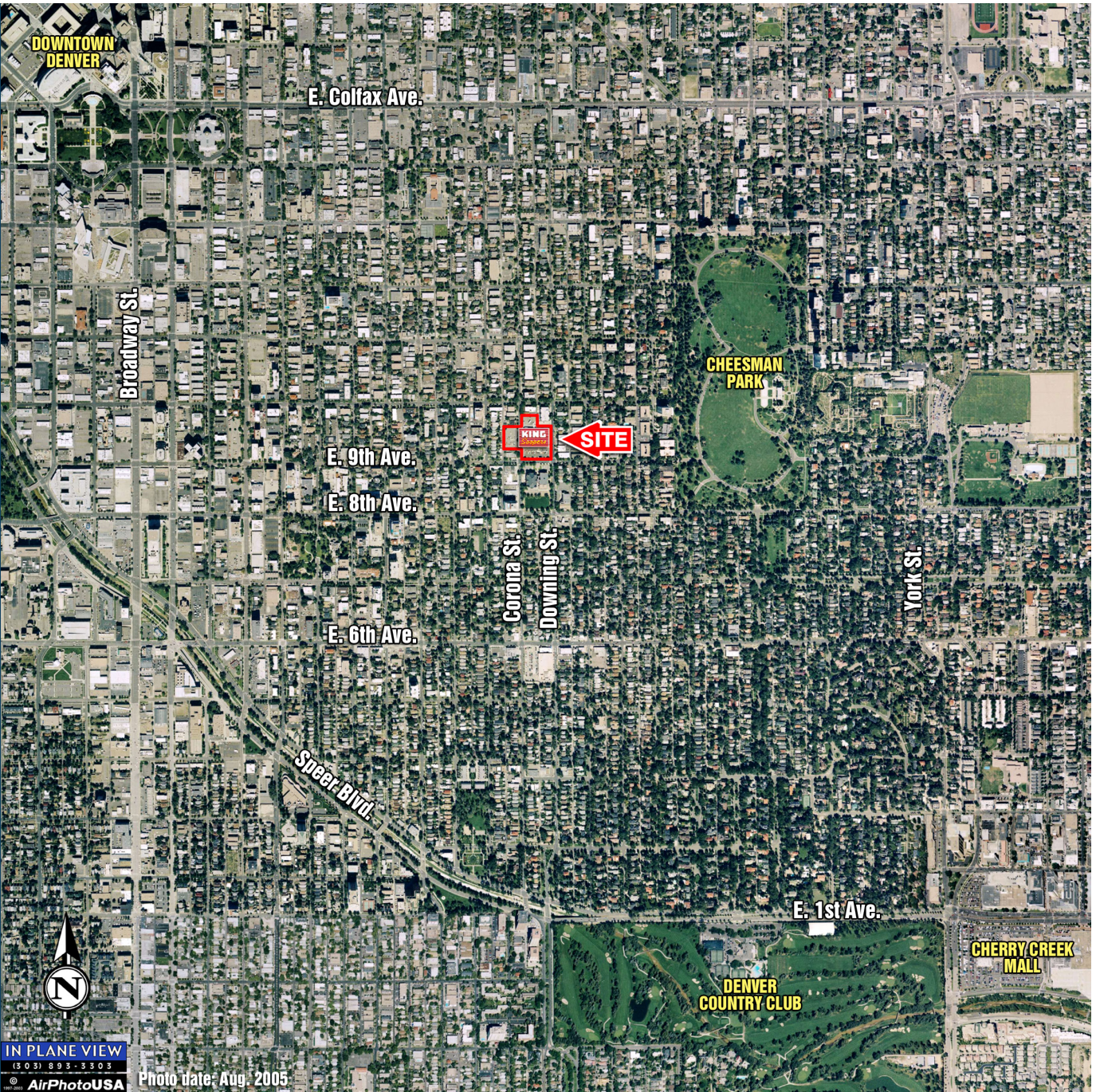
## AmCap INCORPORATED

Corporate Headquarters  
333 Ludlow Street  
South Tower, 8th Floor  
Stamford, CT 06902  
203-327-2001

Leasing Information  
AmCap Properties, Inc.  
950 South Cherry Street, 1120  
Denver, CO 80246  
303-321-1500

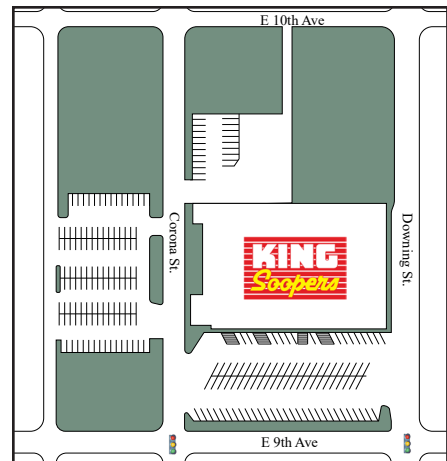
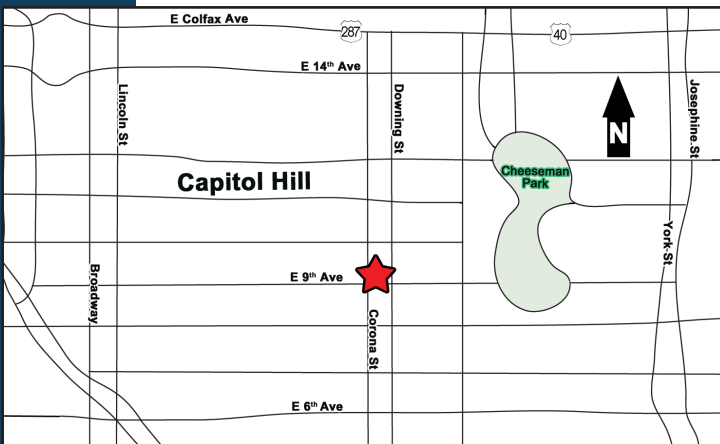
[www.AmCap.com](http://www.AmCap.com)





**IN PLANE VIEW**  
 (303) 893-3303  
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