

Tiffany Plaza

SWC Hampden Avenue & Tamarac Drive
Denver, Colorado

Tiffany Plaza



- ❖ Whole Foods Market anchors this 215,000 square foot community center.
- ❖ Optimally located just east of I-25 and North of I-225 at the intersection of Hampden Avenue and Tamarac Drive
- ❖ Positioned to draw traffic from the entire south-east metro area, including Denver, Greenwood Village, the Denver Technological Center (DTC) and Aurora

Total Rental Area Size:	214,753 SF	Traffic Counts:		
Anchor Tenants:		East Hampden Ave	43K VPD	
Whole Foods & Petco		Tamarac Drive	18K VPD	
Primary Demographics:	1 Mile	3 Mile	5 Mile	
2022 Population	18,336	122,647	367,397	
2025 Population	19,434	127,852	382,796	
2020 Average Household Income	\$114,414	\$116,205	\$122,141	

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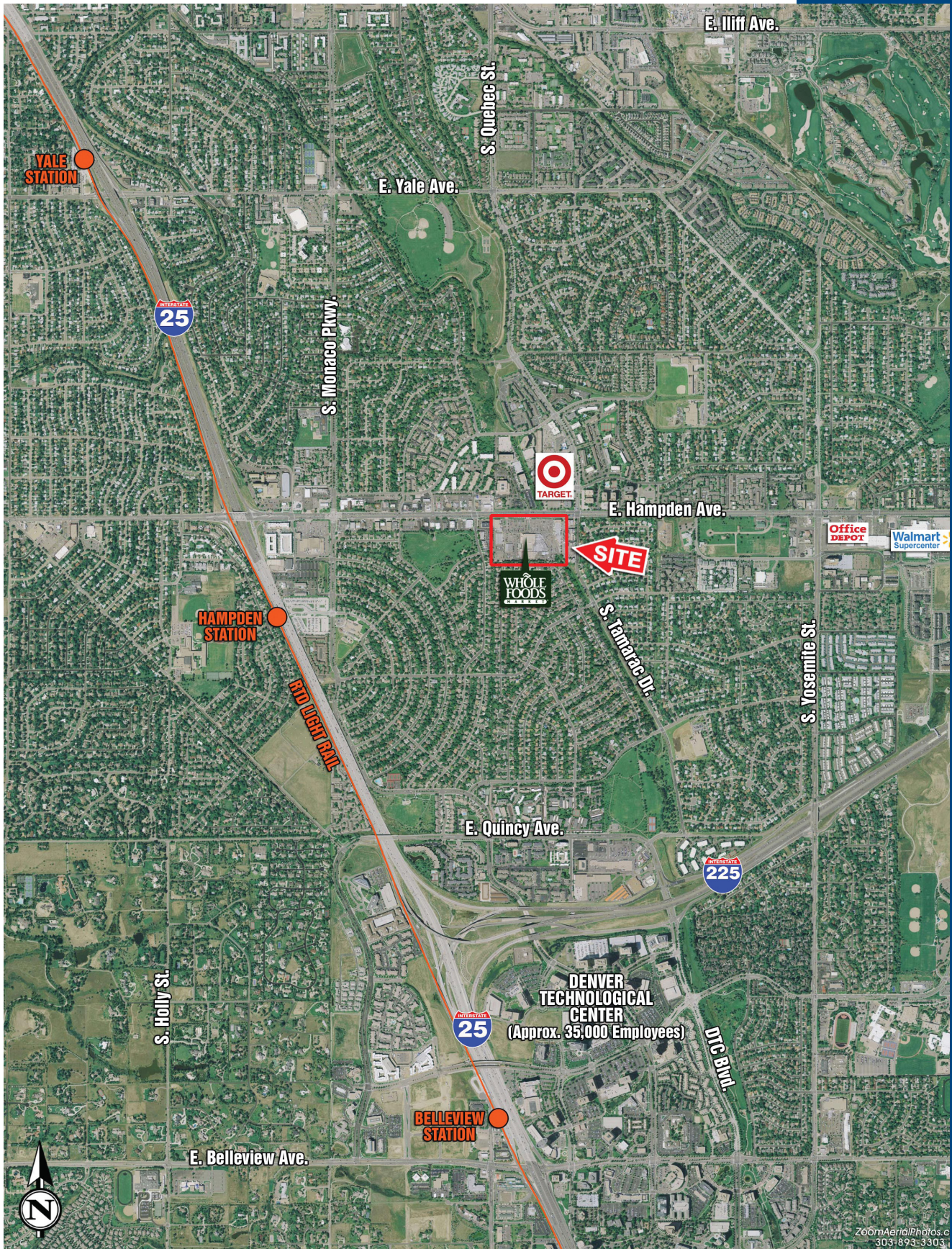
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TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:
Whole Foods Market	D1 & D3	58,900	Denver Youth Dental	C1	3,059	European Wax Center	A3	1,562	Great Clips	49	1,341
AVAILABLE	300	43,887	At The Beach	C2	2,469	Centre Salon & Spa	A5	2,100	H&R Block	50	1,457
Petco	8A - 8C	12,538	Peak Physical Therapy & Wellness	C3	2,372	AVAILABLE	A7	2,255	International Optique	51	1,864
Mattress King	D2	2,669	Sparks Nails & Spa	C4	1,700	Subway	A8	1,415	AVAILABLE	52	1,036
AVAILABLE	E	21,475	Kim's Wig Botik	C5	1,344	Chipotle	B1	2,330	FedEx Office	53	1,778
Rocky Mountain Ballet Academy	F	7,415	Mika Sushi	C6	2,550	Zao Asian Cafe	B2	2,194	AVAILABLE	54	14,942
Arthur Murray Dance Studio	G	4,300	AVAILABLE	C7	2,800	Wells Fargo Bank	47	3,700			
AVAILABLE	H	3,172	Massage Envy	A1 - A2	4,687	Pho 63	48	1,422		Total	214,753



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