

# TIFFANY PLAZA

SWC Hampden Avenue & Tamarac Drive  
Denver, Colorado



- ❖ Whole Foods Market and 24 Hour Fitness anchor 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 southeast metro area, including Denver, Greenwood Village, the Denver Technological Center (DTC) and Aurora

Total Rental Area Size:	214,411 SF	Anchor Tenants:	
Total Number of Units:	30	Whole Foods Market, 24 Hour Fitness	
Demographics: 2017 Summary		& Petco	
3 Mile Population	113,230	Traffic Counts:	
Avg. Household Income	\$88,924	East Hampden Avenue	56,300 VPD
Daytime Employment	86,392	Tamarac Drive	19,850 VPD

## AmCap INCORPORATED

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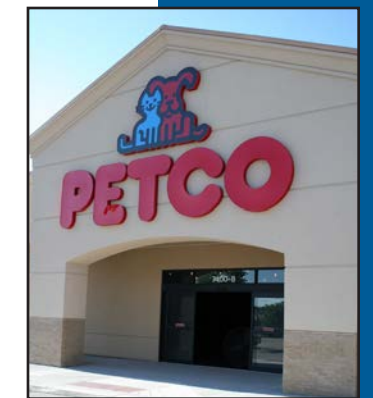
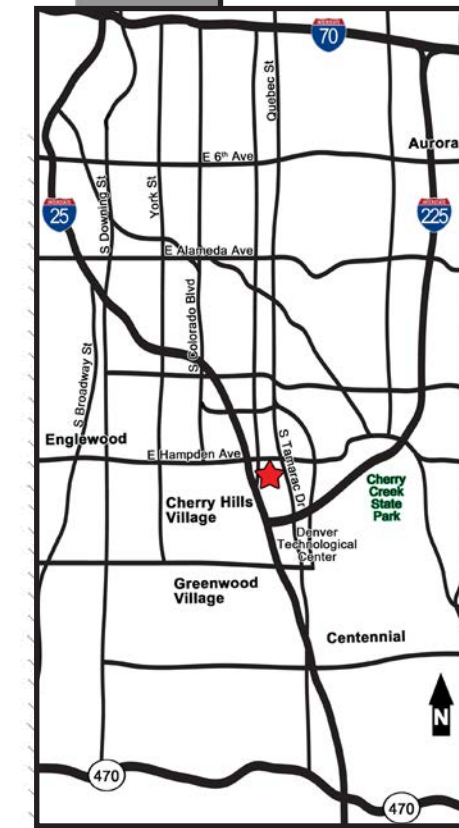
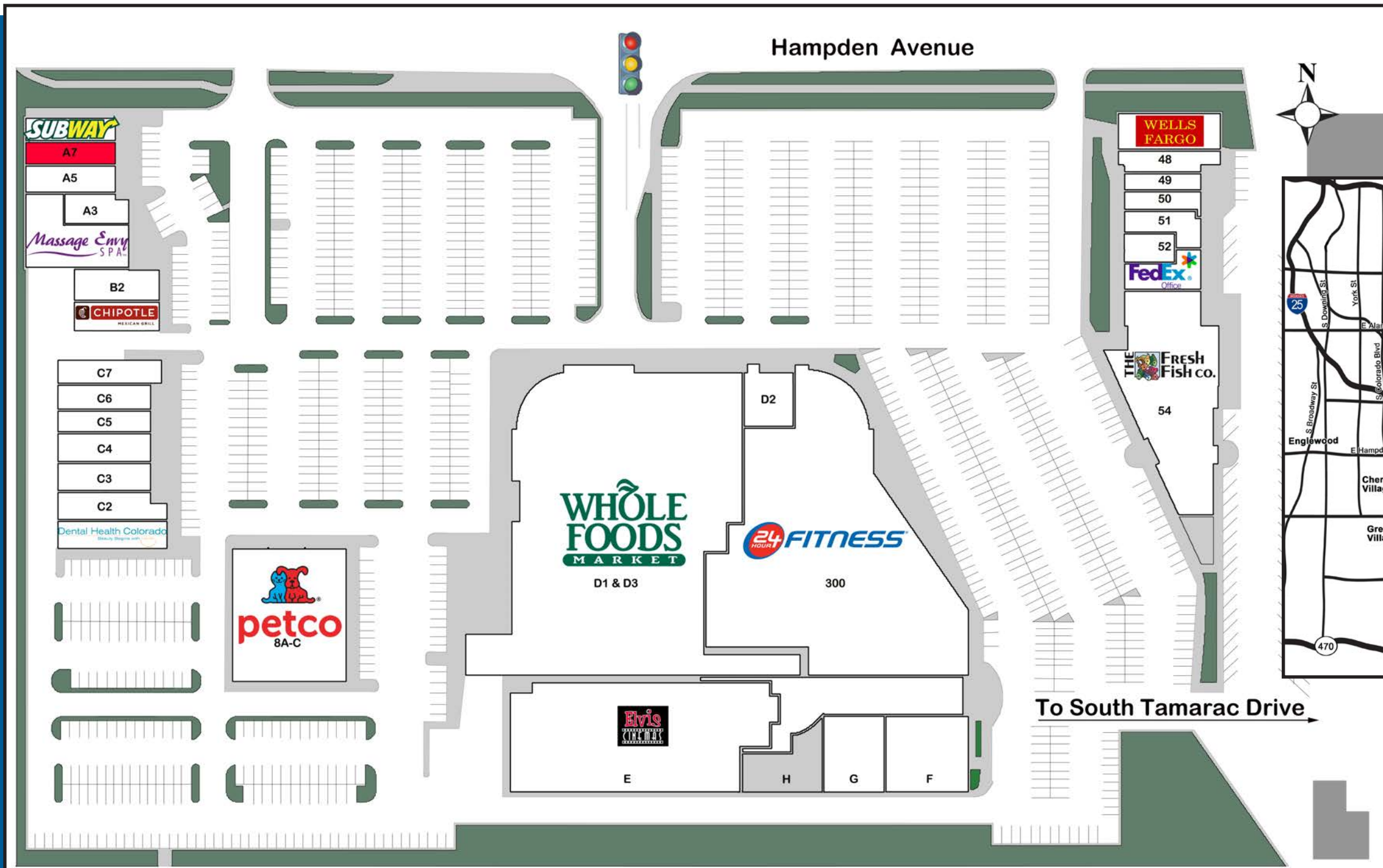
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Revised 04-18

# Tiffany Plaza



TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:
Whole Foods Market	D1&D3	58,900	Dental Health of Colorado	C1	3,059	European Wax Center	A3	1,562	Great Clips	49	1,341
24 Hour Fitness	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 and Wellness	C3	2,372	<b>AVAILABLE</b>	<b>A7</b>	<b>2,255</b>	International Optique	51	1,864
Mattress King	D2	2,669	Sparks Nails & Spa	C4	1,700	Subway	A8	1,415	Wild Bird Center	52	1,036
Elvis Cinemas	E	21,475	Kim's Wig Botik	C5	1,002	Chipotle	B1	2,330	FedEx Office	53	1,778
Rocky Mountain Ballet Academy	F	7,415	Miyabi Jr. Restaurant	C6	2,550	Einstein Bros. Bagels	B2	2,194	The Fresh Fish Co. &	54	14,942
Arthur Murray Dance Studio	G	4,300	AT&T Connect Wireless	C7	2,800	Wells Fargo Bank	47	3,700	Proof NiteClub		
Vacant	H	3,172	Massage Envy	A1-2	4,687	Pho 63	48	1,442	<b>TOTAL:</b>	<b>214,411</b>	