

# Boulevard Center

📍 1685 S Colorado Blvd, Denver, CO 80222



One of the most dynamic locations in Denver with the highest non-freeway traffic counts in the state.

**Center Size: 76,929**  
**Spaces Available: 3**

**Within 3 Miles**

|                       |                  |
|-----------------------|------------------|
| Population            | <b>179,448</b>   |
| Avg. Household Income | <b>161,184</b>   |
| Avg. Home Value       | <b>\$938,260</b> |
| Annual Visits         | <b>1,346,411</b> |
| Vehicles Per Day      | <b>35,400</b>    |

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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| SPACE  | TENANT                         | SF     |
|--------|--------------------------------|--------|
| 1685H  | AVAILABLE                      | 2,200  |
| 1685P  | AVAILABLE                      | 2,034  |
| 1699P  | AVAILABLE (Medical Space)      | 2,243  |
| 1629   | JPMORGAN CHASE BANK            | 1      |
| 1653   | SAFEWAY                        | 0      |
| 1685A  | JAMBA JUICE                    | 1,478  |
| 1685B  | TRIPLE 7 LIQUOR                | 3,193  |
| 1685C  | SPA BELLA REVITALIZING MEDISPA | 1,587  |
| 1685E  | BELLA TAILORS                  | 670    |
| 1685F  | PARIS NAILS                    | 900    |
| 1685G  | INDIE SALONS                   | 4,422  |
| 1685J  | RUNNER'S ROOST                 | 4,733  |
| 1685L  | J. CREW FACTORY                | 7,239  |
| 1685O  | EYE CARE SPECIALISTS           | 10,415 |
| 1685Q1 | CUSTOM INK                     | 1,202  |
| 1685Q2 | EDIBLE ARRANGEMENTS            | 1,283  |
| 1685Q3 | NOTHING BUNDT CAKES            | 1,740  |
| 1685R  | KUMON MATH & READING CENTER    | 1,140  |
| 1685S  | THE UPS STORE                  | 1,420  |
| 1685U  | SEE'S CANDIES                  | 3,461  |
| 1699A  | F45 TRAINING                   | 3,417  |
| 1699B  | JAYA ASIAN GRILL               | 1,796  |
| 1699D  | SAWARA SUSHI                   | 1,957  |
| 1699E  | DING TEA                       | 1,485  |
| 1699F  | FRED ASTAIRE DANCE STUDIO      | 2,317  |
| 1699C  | PREMIER MARTIAL ARTS           | 1,681  |
| 1699H  | BEARD PAPA'S                   | 1,474  |
| 1699I  | COREPOWER YOGA                 | 3,574  |
| 1699J  | BRIDENT DENTAL & ORTHODONTICS  | 4,584  |
| 1699M  | VIVINT                         | 1,828  |
| 1699N  | SUGARING NYC                   | 1,455  |

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