



## LOWRY TOWN CENTER

Quebec St at E 2nd Ave, Denver, CO

View the Drone Property Tour [here](#).

Lowry Town Center, located just steps from the historic former Air Force Base, in the heart of this rapidly growing east Denver neighborhood. Conveniently-located between 6th Avenue Parkway and Alameda on Quebec Street, this walkable open-air center provides excellent co-tenancy with a variety of shopping options.

**WEINGARTEN  
REALTY**

**PROPERTY SIZE** 76,725 SQ. FT.

**LAT/LONG** 39.72013 N, -104.90223 W

**TRAFFIC COUNTS** QUEBEC ST & 1ST AVE - 33,518

## CONTACT

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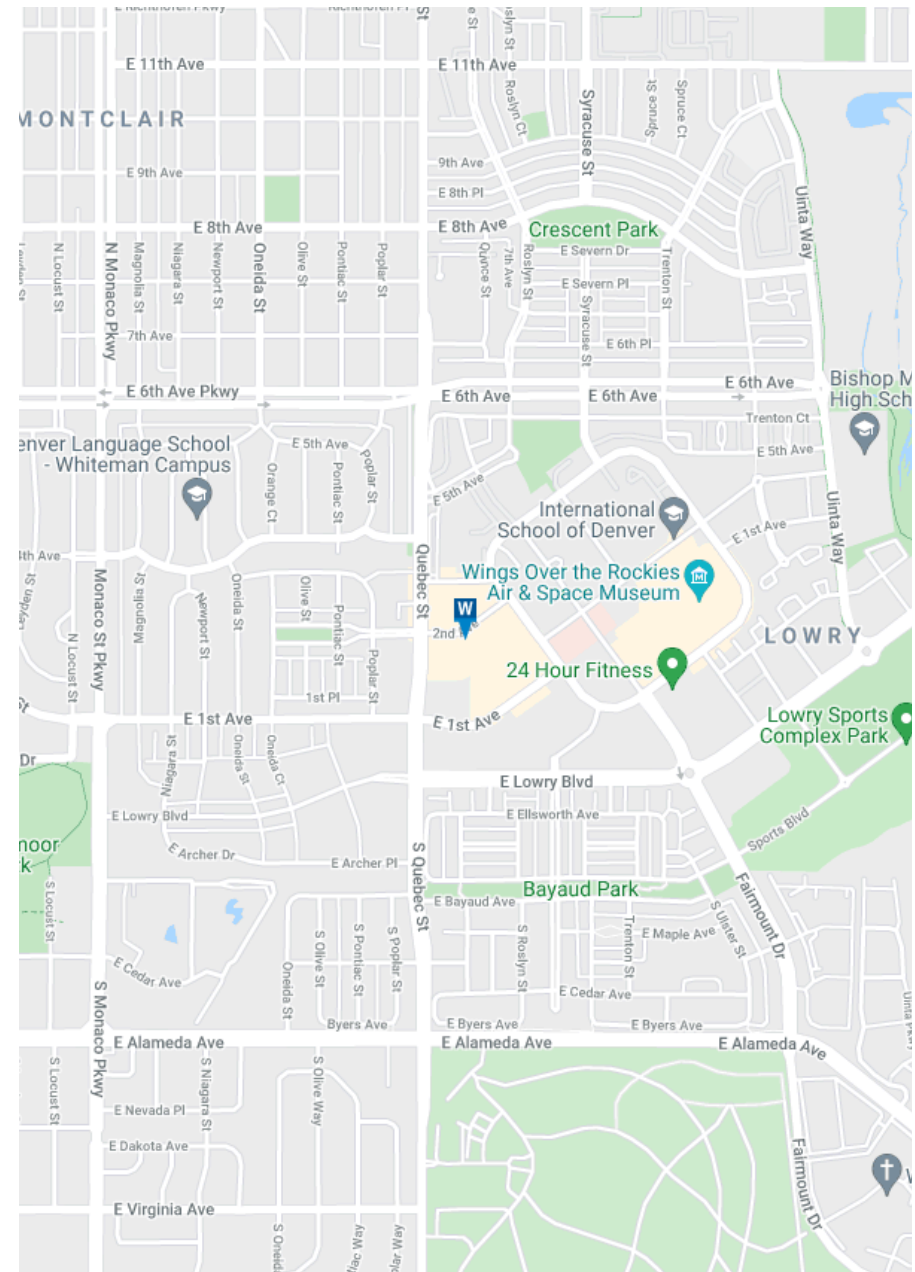


This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

TENANT LIST

A0A	Smashburger	3,150 SF	F0A	Available	1,200 SF		Pregnancy Spa	
A0F	At The Beach	3,092 SF	F0B	Frame by Frame	1,235 SF	G1B	TEEG	674 SF
A0H	Bishops	1,200 SF	F0E	Timbuk Toys	2,750 SF	G1C	Edward Jones	853 SF
B0A	Lowry Liquors	4,000 SF	F0G	Chewy's Bonetique	2,236 SF	G1D	StickyPow Pursuits	906 SF
B0D	Walters303 Pizzeria & Publik House	3,500 SF	F1A	Allstate	1,276 SF	G1F	Available	2,752 SF
COA	Chop Shop	2,200 SF	F1B	Clayton and Company	1,381 SF	H0A	Orange Theory Fitness	3,000 SF
C0C	Lowry Alterations	866 SF	F1D	The RTO Group	763 SF	H0F	T-Mobile	1,345 SF
C0D	Glacier Ice Cream	1,745 SF	F1E	CACC Physical Therapy	3,545 SF	H0H	Starbucks	1,549 SF
C0F	Lowry Printing	1,393 SF	F1F	Wyatt Legal Services	445 SF	J0A	Einstein Bros. Bagels	3,000 SF
C0G	Nails Touch	1,141 SF	G0A	Qdoba Mexican Grill	2,298 SF	J0E	VIO Med Spa	1,500 SF
C0H	Cost Cutters	1,213 SF	G0C	Vision First	1,681 SF	J0F	Subway	1,285 SF
E0A	Spavia	2,261 SF	G0E	Deka Lash	1,184 SF	J0G	Available	1,200 SF
E0C	Club Pilates	1,525 SF	G0F	Savory Spice Shop	1,200 SF	J0H	Osteostrong	1,500 SF
E0E	Lowry Main Street Dental	1,777 SF	G1A	Little Bellies Ultrasound &	1,527 SF	J0K	Delectable Egg	3,000 SF
E0G	Available	1,177 SF						
E0H	Kismet Jewelry & Accessories	1,200 SF						

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	18,814	84,949	209,696	534,446
Average Household Income	\$141,761	\$101,108	\$100,049	\$97,270
<b>Population Trends</b>				
2000 Population	11,030	71,950	171,123	431,203
2010 Population	15,883	76,591	182,624	456,672
2020 Population	18,814	84,949	209,696	534,446
2025 Population	19,124	85,236	216,809	557,838
Absolute Growth 2010 to 2020'	18.45%	10.91%	14.82%	17.03%
Projected Growth 2020 to 2025'	1.65%	0.34%	3.39%	4.38%
<b>Race &amp; Ethnicity</b>				
% White	69.19%	57.53%	55.53%	56.91%
% Black	12.42%	13.01%	13.81%	13.12%
% Asian	3.78%	5.64%	4.51%	3.86%
% Other	3.84%	3.67%	3.79%	3.71%
% Hispanic	10.77%	20.15%	22.36%	22.39%
<b>Income &amp; Education</b>				
Median Household Income	97,024	63,365	66,157	65,536
Average Household Income	\$141,761	\$101,108	\$100,049	\$97,270
% College Graduates	71.64%	56.74%	55.74%	55.57%
<b>Age</b>				
Median Age	39.3	39.3	38.7	38
% Age < 18	27.25%	25.65%	26.73%	26.24%
% Age 65 +	15.43%	17.02%	15.06%	14.09%
<b>Households &amp; Housing</b>				
Households	8,672	39,427	95,563	247,437
Average Household Size	2.15	2.12	2.17	2.11
Median Housing Value	\$713,006	\$484,504	\$490,561	\$482,148
% Owner Occupied Housing	49.17%	44.64%	44.62%	43.3%
% Renter Occupied Housing	45.34%	47.97%	47.96%	49.51%
% Vacant Housing	5.49%	7.38%	7.42%	7.19%
<b>Workplace &amp; Workers</b>				
Number of Businesses	289	1,876	5,523	19,604
% White Collar	80.57%	69.99%	68.63%	69.77%
% Blue Collar	19.43%	30.01%	31.37%	30.23%



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