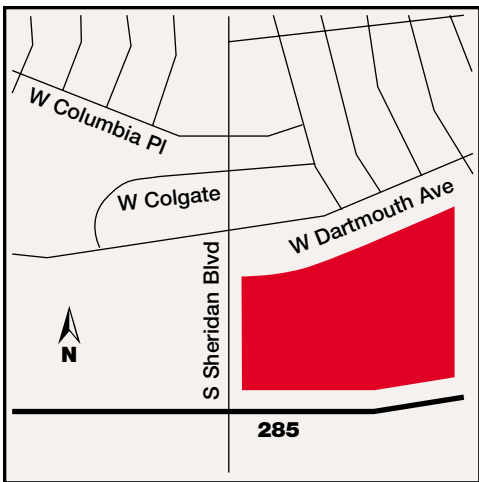
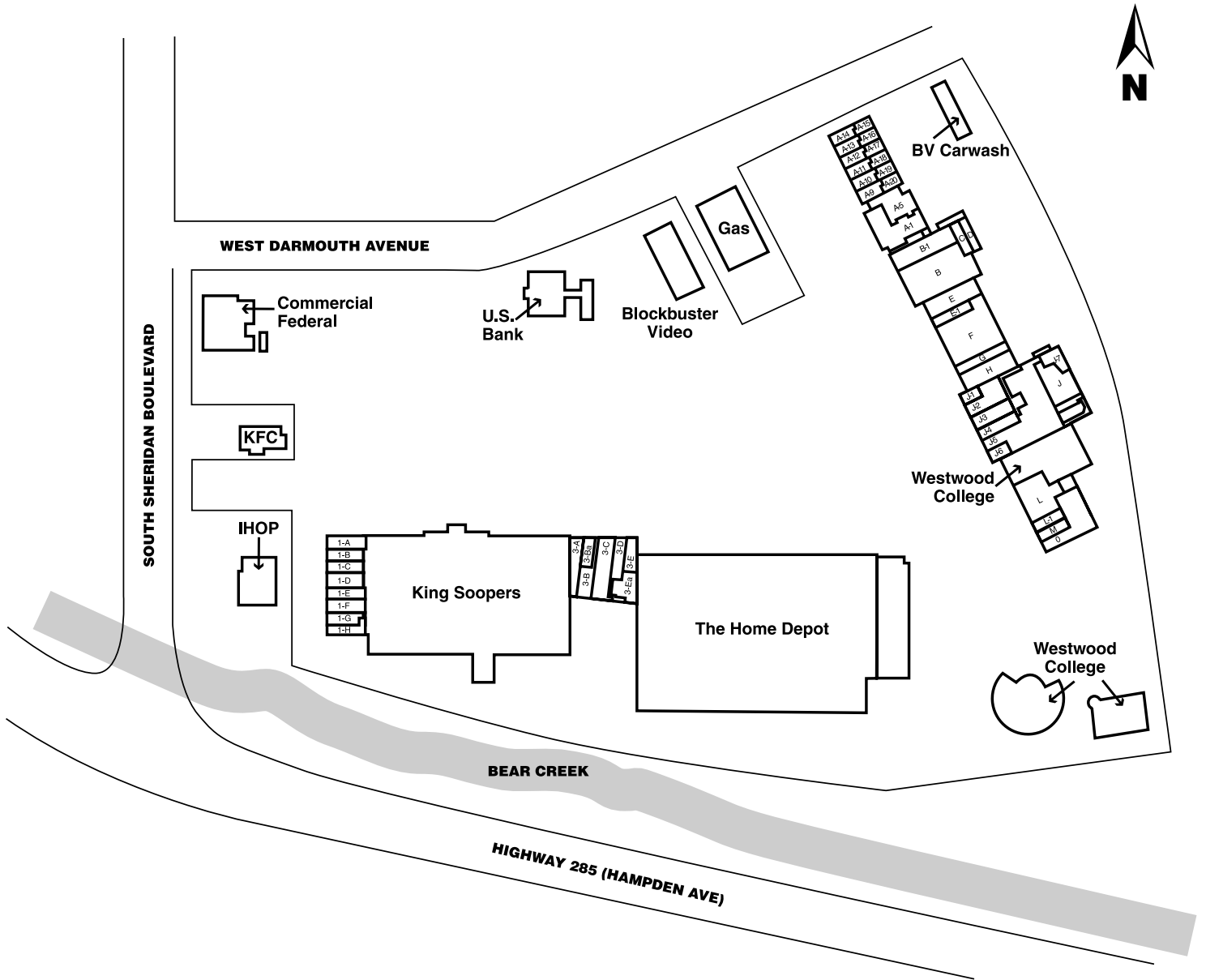


▼ **BEAR VALLEY SHOPPING CENTER**  
 Denver, Denver County, CO 80227



Bear Valley Shopping Center is a 342,760 s.f. grocery and home improvement anchored community shopping center located in southwest Denver at Hampden Ave. and S. Sheridan Blvd. The center is anchored by King Soopers and Home Depot. The original center was built in the 1960's, with major redevelopment efforts in the 1980's and 1993. The center benefits from a strong, infill location and solid middle and upper income demographics in the Denver market. Strong anchors and national retail shops provide the center with a large, destination-oriented customer base from the surrounding community and the region.



**DEMOGRAPHICS**

**PROJECT DATA**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>POPULATION</b>			
2005 Estimate	14,536	115,713	325,716
2010 Projection	14,688	116,848	325,812
<b>HOUSEHOLDS</b>			
2005 Estimate	6,006	45,495	128,689
2010 Projection	6,010	45,989	129,336
2005 Average HH Income	\$67,612	\$64,909	\$68,001
2005 Median HH Income	\$57,404	\$52,402	\$53,709

Site Area.....	32.52 Acres
Parking.....	1,701 Spaces
Traffic Counts (Average Daily Bi-Directional Count):	
Sheridan Blvd.....	34,448 ADT
Center Size.....	342,760 Sq. Ft.

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