

PLAZA 38  
— AT LOWELL —

THE BIGGEST AND BEST  
COMING TO DENVER'S NORTHSIDE





## ABOUT PLAZA 38 AT LOWELL

Sometimes, bigger is better and Plaza 38 represents the largest retail center in Denver's hottest neighborhood, The Highlands. The Highlands, in Northwest Denver, is already a destination location in Denver pulling visitors to its unique mix of shops and restaurants from as far as 25 miles away. Plaza 38 redefines the center of this destination neighborhood with over 31,000 square feet of new retail, 324 new luxury apartments, and over 170 retail parking spaces. Sitting along Northwest Denver's "Main Street," 38th Avenue, Plaza 38 will offer high ceilings and retail space depths from 72 to 118 feet, with windows along the main avenue and entrances from Lowell and 38th.

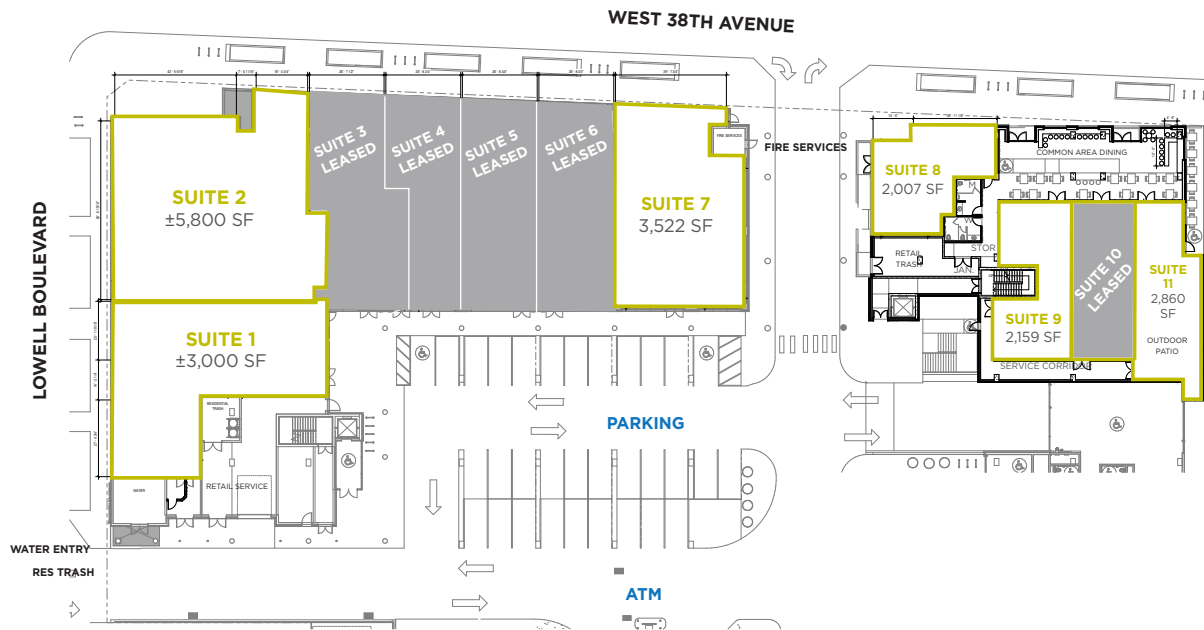
Now is the best time to contact us to discuss how to make Plaza 38 in Northwest Denver your next retail location!

### Property Overview

- Largest retail center in The Highlands
- 1,000 - 20,000 SF Available
- Estimated delivery date: July 2017
- 324 Apartments with 31,000 SF of retail

### Property Features

- Denver's prime Highlands neighborhood in Northwest Denver
- On 38th Avenue, Highlands' "Main Street"
- 175 Retail parking spaces
- Unparalleled visibility
- Easy access from major arterials



## THE HIGHLANDS

The Highlands neighborhood, located in **Denver's "Northside,"** northwest of downtown, just across I-25, is Denver's latest place to be. This area has always been known for its ethnic diversity, eclectic mix, and its sense of community. The Highlands has experienced significant demographic change and infill re-development in the past few years. **Lower Highlands (LoHi), Highlands Square, Tennyson Street, and 38th Avenue,** are well known areas visited from miles away by Denver Metro residents who have been coming to Denver's Northside for years.

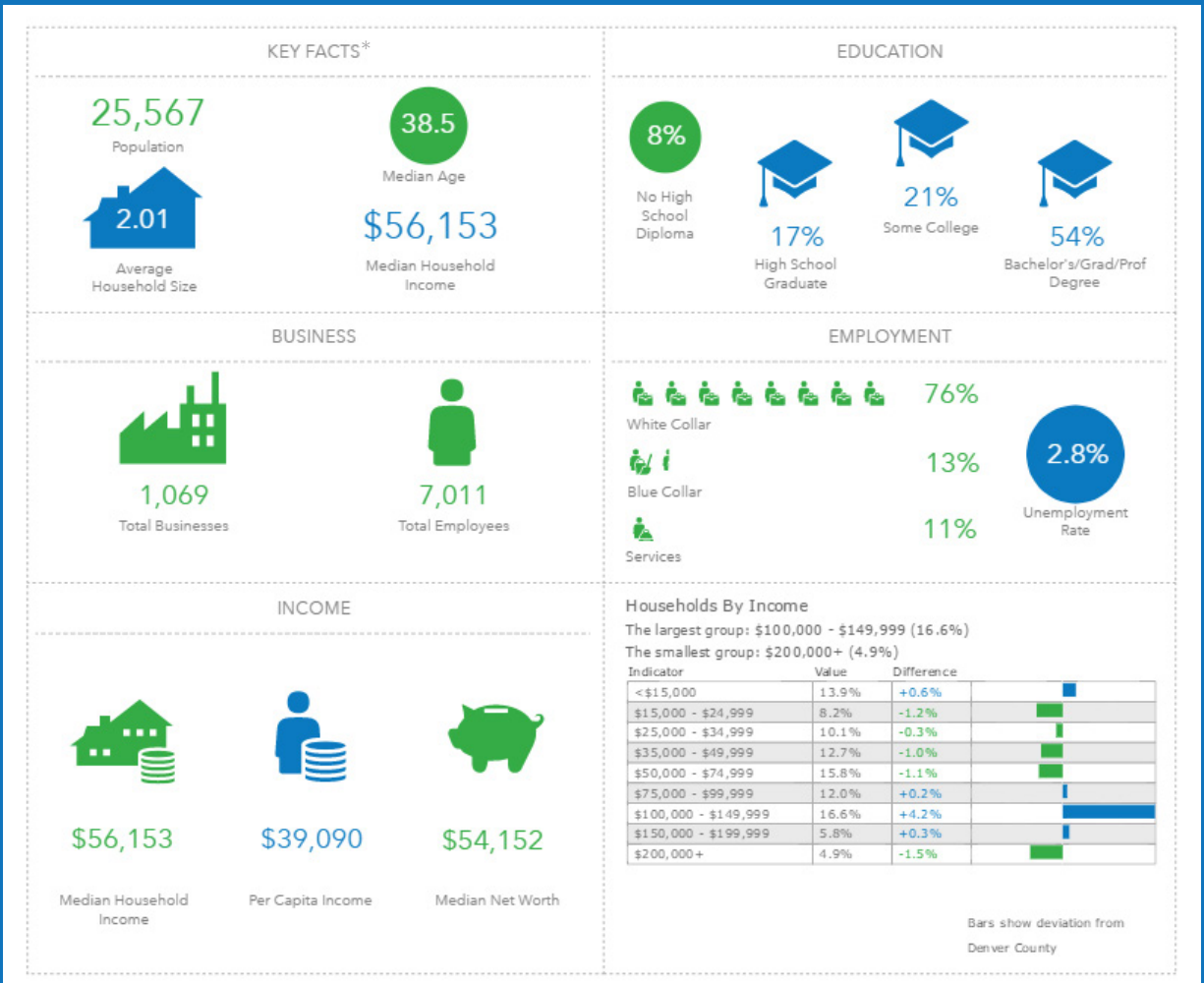
**Highlands Square** at 32nd and Lowell is a charming neighborhood of stylish boutiques and restaurants, situated among historic Victorian homes. You'll find shops offering anything from fine wine and cheeses to baby accessories. Restaurants on the Highlands Square serve a wide variety

including Mexican and Caribbean cuisine, seafood and sushi, Italian, and Irish Pub favorites. Local farmers markets, seasonal festivals and street fairs also keep the Northside thriving.

Denver's Northside boasts the **Tennyson and Navajo Art Districts.** Both offer a number of art galleries that sell antique prints, photographs and paintings from local artists. There are several live music venues, theaters, well known independent restaurants, and various small boutique shops.

The Highland's architecture, characterized by classic Victorian, Queen Anne, and Edbrooke homes is now interspersed with cutting edge contemporary residences sought by millennials.

Call today to learn more about this incredible opportunity in Denver's hip Northwest area!



\*One Mile Radius



Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.

Percent of  
3 Mile Population

57.7%

**Demographic Segment and Description**

**Emerald City:** Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation.  
[downloads.esri.com/esri\\_content\\_doc/dbl/us/tapestry/segment34.pdf](https://downloads.esri.com/esri_content_doc/dbl/us/tapestry/segment34.pdf)

13%

**Retirement Communities:** Retirement Communities combine single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities.  
[downloads.esri.com/esri\\_content\\_doc/dbl/us/tapestry/segment44.pdf](https://downloads.esri.com/esri_content_doc/dbl/us/tapestry/segment44.pdf)

8.9%

**Trendsetters:** These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.  
[downloads.esri.com/esri\\_content\\_doc/dbl/us/tapestry/segment12.pdf](https://downloads.esri.com/esri_content_doc/dbl/us/tapestry/segment12.pdf)

7.4%

**Laptops and Lattes:** Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations.

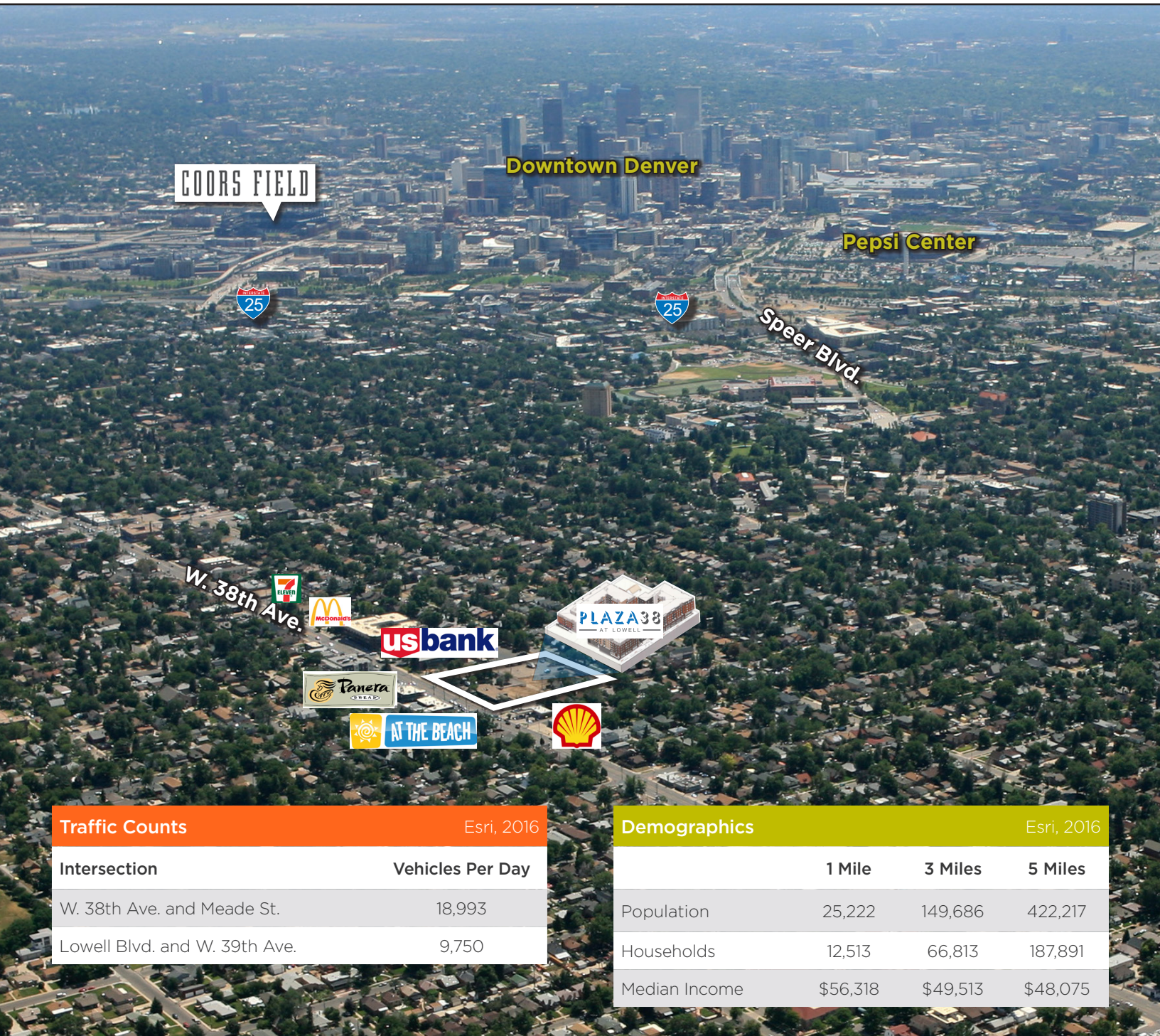
6.4%

**Social Security Set:** Social Security Set is an older market located in metropolitan cities across the country.



THE BIGGEST AND BEST

IN THE HIGHLANDS



Traffic Counts		Esri, 2016
Intersection	Vehicles Per Day	
W. 38th Ave. and Meade St.	18,993	
Lowell Blvd. and W. 39th Ave.	9,750	

Demographics	Esri, 2016		
	1 Mile	3 Miles	5 Miles
Population	25,222	149,686	422,217
Households	12,513	66,813	187,891
Median Income	\$56,318	\$49,513	\$48,075

For more information, please contact:

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