

ANB PLAZA





2nd AVENUE RETAIL | DENVER, CO

PROPERTY OVERVIEW

2nd Avenue Retail | Cherry Creek North
Retail Space | Hard Corner | 24,951 SF Available

CHERRY CREEK STATISTICS SOURCE: CoStar, 2016

	1 Mile	3 Mile	5 Mile
Population	16,363	216,291	540,198
Households	8,774	115,313	248,553
2016 Avg HH Income	\$150,839.00	\$90,169.00	\$79,549.00

-  7,100 employees in Cherry Creek North
-  Denver's population growth is 9.6% since 2010 – 2.5 times the national rate
-  Ranked 4th in the nation for higher education
-  Median HH income has increased 15.6% since 2010



CONTACT:
Kyle Framson
kframson@zallcompany.com
Stacey Glenn
sglenn@zallcompany.com
Stuart Zall
szall@zallcompany.com



303-804-5656
2946 Larimer Street, Denver CO 80205
zallcompany.com

* This information has been obtained from sources believed reliable, but we make no warranties, expressed or otherwise, as to its accuracy. The Zall Company assumes no liability for errors or omissions of any kind, including but not limited to a change of price, availability or withdrawal without notice. All graphics, photographs, and text appearing on this brochure are property of The Zall Company. Redistribution or commercial use is prohibited.

ANB PLAZA

BUILDING ELEVATION

**AVAILABLE:**

#1 2nd Avenue West: 7,940 SF

#2 2nd Avenue East: 8,205 SF

#4 St Paul Street: 1,619 SF

#5 ANBTower North: LEASED

#6 ANBTower South:2,714 SF

TOTAL: 24,951 SF

CONTACT:

Kyle Framson
kframson@zallcompany.com

Stacey Glenn
sglenn@zallcompany.com

Stuart Zall
szall@zallcompany.com



303-804-5656
2946 Larimer Street, Denver CO 80205
zallcompany.com

* This information has been obtained from sources believed reliable, but we make no warranties, expressed or otherwise, as to its accuracy. The Zall Company assumes no liability for errors or omissions of any kind, including but not limited to a change of price, availability or withdrawal without notice. All graphics, photographs, and text appearing on this brochure are property of The Zall Company. Redistribution or commercial use is prohibited.



* This information has been obtained from sources believed reliable, but we make no warranties, expressed or otherwise, as to its accuracy. The Zall Company assumes no liability for errors or omissions of any kind, including but not limited to a change of price, availability or withdrawal without notice. All graphics, photographs, and text appearing on this brochure are property of The Zall Company. Redistribution or commercial use is prohibited.