

Landlord accepting LOI's on new development!

CONTINENTAL THEATER DEVELOPMENT

3635 S. MONOCO PARKWAY, #1, DENVER, COLORADO 80237



DEMOGRAPHICS - 2014

Area	Daytime Population	Population	Avg. HH Income
1-MILE	4,756	13,330	\$105,401
3-MILE	86,397	123,268	\$84,835
5-MILE	227,272	346,836	\$85,602

TRAFFIC COUNTS (two-way):

204,000 cars per day (I-25)
 46,000 cars per day (E. Hampden Ave.)
 42,000 cars per day (S. Monaco Pkwy)

FEATURES

Outstanding visibility from I-25

Adjacent to The District Luxury Apartments and Retail Center

Adjacent to Southmoor RTD bus & light rail station

One of the busiest Park-n-Rides in Denver Metro

Strong density & demographics in area

Ample parking

Pad for lease or sale



JOIN:



REGAL ENTERTAINMENT GROUP

303.399.2555

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CONTINENTAL THEATER DEVELOPMENT



1 Theater

60,154 SF

New Development (Proposed building size) 15,484 SF



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