

GREENBRIAR

Shopping Center

7041-7181 N. PECOS ST.
DENVER, CO 80221

99,729 SF



POPULATION

20,170 (1 Mile)
127,204 (3 Miles)
340,074 (5 Miles)



AVERAGE HH INCOME

\$47,597 (1 Mile)
\$51,438 (3 Miles)
\$56,535 (5 Miles)



MEDIAN AGE

33 (1 Mile)
34 (3 Miles)
36 (5 Miles)



HOUSEHOLDS

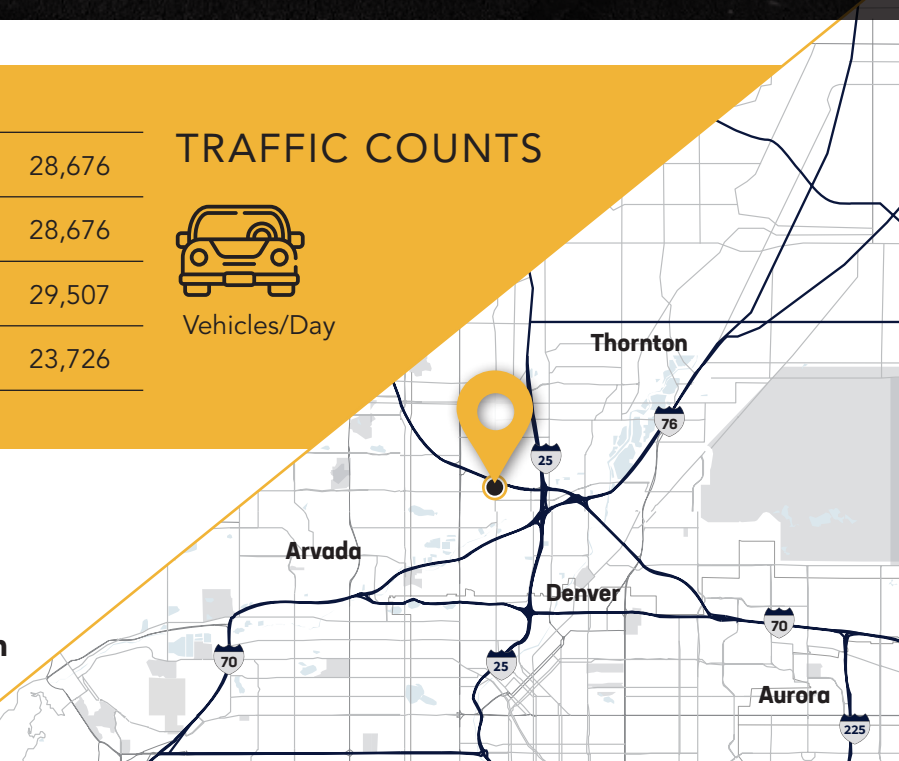
7,264 (1 Mile)
49,953 (3 Miles)
143,760 (5 Miles)

Pecos Street north of 72nd Avenue	28,676
Pecos Street south of 72nd Avenue	28,676
72nd Avenue west of Pecos Street	29,507
72nd Avenue east of Pecos Street	23,726

TRAFFIC COUNTS



Vehicles/Day



303.427.0303
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MAJOR ANCHORS ARE:

Ace Hardware, Grifols Biomat Plasma Center, Grease Monkey, Pizza Hut, and Family Dollar



PHASE I LEASING

UNIT	TENANT	Suite #
1	Pizza Hut (NPC)	F7171
2	Taqueria Los Gallitos	B7101
3	Grease Monkey	G7181
4	Alex Auto Repair	D7163
5	Xtreme Auto Sounds (Ly)	D7163B
6	Daybil Transmission	D7161
7	Grifols Biomat USA	C7141
8	Turn II Bingo (12,000 SF)	C7139
9	DNJ Liquor (4,000 SF)	B7073-7075
10	Karely's Bar (4,000 SF)	B7069
11	Family Dollar	G7067
12	Cricket Wireless	B7063
13	Evolucion Hair	B7061
14	All City Auto Insurance	B7059
15	El Manatíal	B7057
16	Ice Cream	B7055
17	Los Hispanos	B7053
18	Palace Arcade	A7045B
19	B7B Laundry	A7045
20	Plaza Latina	A7043
21	AceHardware	A7041



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