

EXISTING TENANTS SHOWING STRONG SALES



CULTIVATE LIFE

PROPERTY HIGHLIGHTS

Modern, Sustainable Community

featuring organic gardens, pocket parks, and many other wellness features

Eight Minutes from Downtown Denver

Easy Access to Highway Entrances

I-70, I-25, and I-76, all within a mile

Across the street from Regis University

planned expansion development underway

Project Under Construction

Core and Shell complete - ready for TI

Join Newly Leased Starbucks and Bank of America
in 7,000 SF retail building

Residential Neighborhood

75% built out and delivering townhomes & condos now

**3,516 SF
RETAIL SPACE**

AVAILABLE FOR LEASE

live, work,
& play
in a
healthy,
sustainable
community

Aria Denver | Regis University
 NEIGHBORHOOD DEVELOPMENT



Regis University Redevelopment Plan

Aria Development Overview

Aria Denver is a new north of Highland neighborhood intentionally designed to cultivate life by creating an engaging and supportive community for people who seek to live, work, and play in a healthy, sustainable lifestyle. Aria Denver is an economically and environmentally responsible mixed-use 17.5-acre master-planned community development model for future generations to follow.

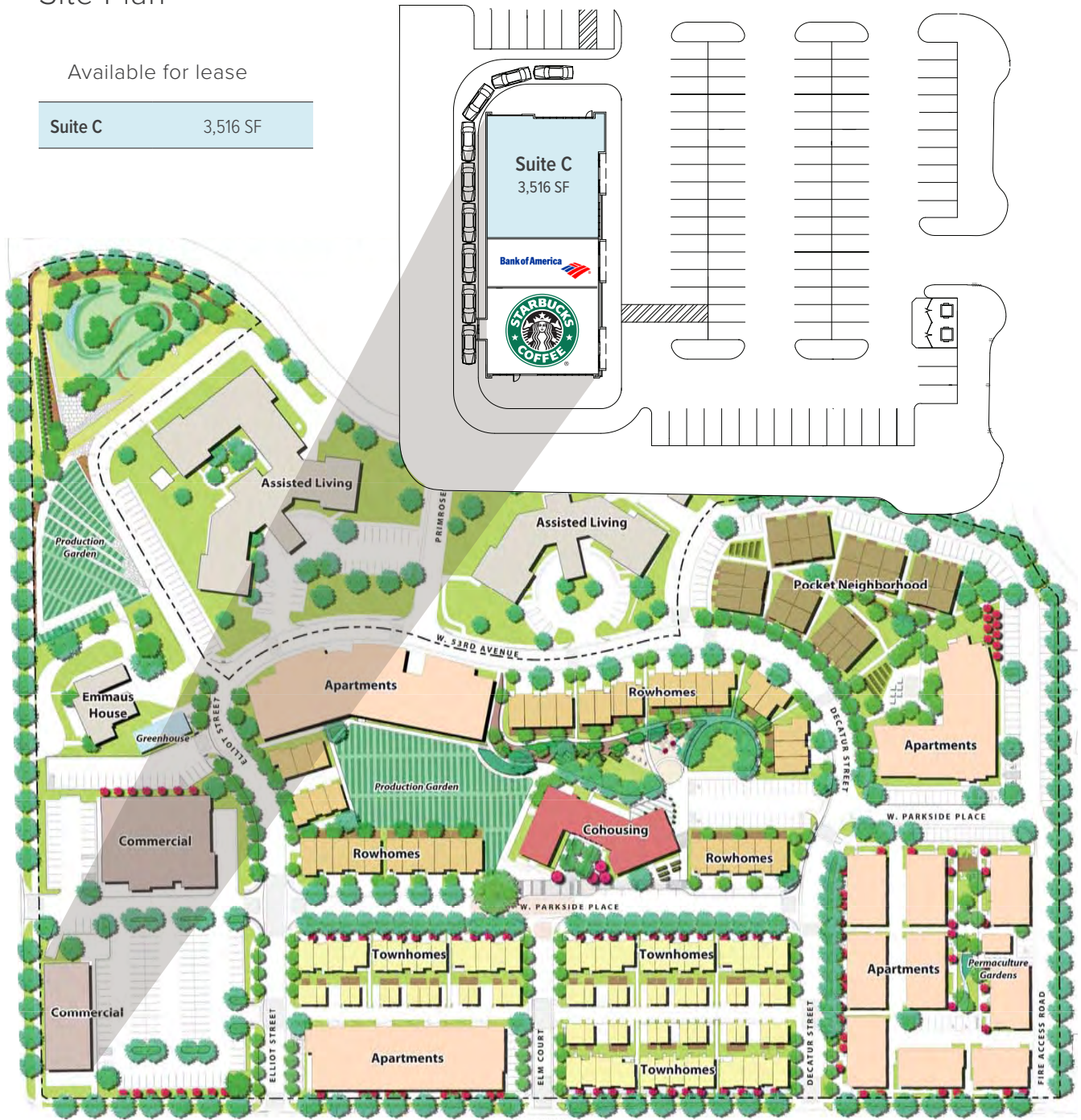
Just eight minutes from Downtown Denver, Aria Denver promotes simple, healthy living and community engagement. This unique neighborhood will feature a variety of housing options and retail spaces constructed with the most advanced building techniques and equipped with the latest innovative technologies.



Site Plan

Available for lease

| | |
|---------|----------|
| Suite C | 3,516 SF |
|---------|----------|



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Population | 14,937 | 130,795 | 403,699 |
| Households | 5,196 | 53,029 | 166,311 |
| Average Household Income | \$68,238 | \$81,659 | \$70,568 |
| Total Daytime Population | 10,699 | 140,456 | 546,150 |



OPPORTUNITY TO BE THE NEIGHBORHOOD GATHERING PLACE



perfect for a restaurant /
pub / taphouse / with a focus
on sustainability & community

aria DENVER

For Leasing Opportunities, Contact:



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U R B A N



V E N T U R E S



Perry Rose

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