

# 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



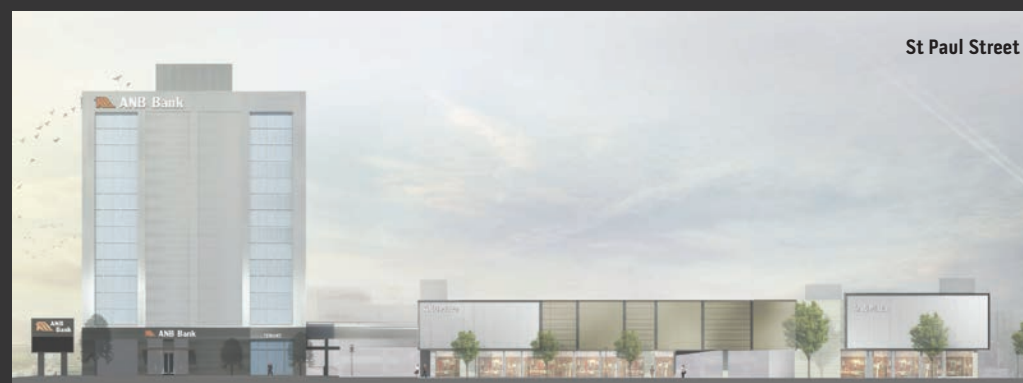
2nd Ave



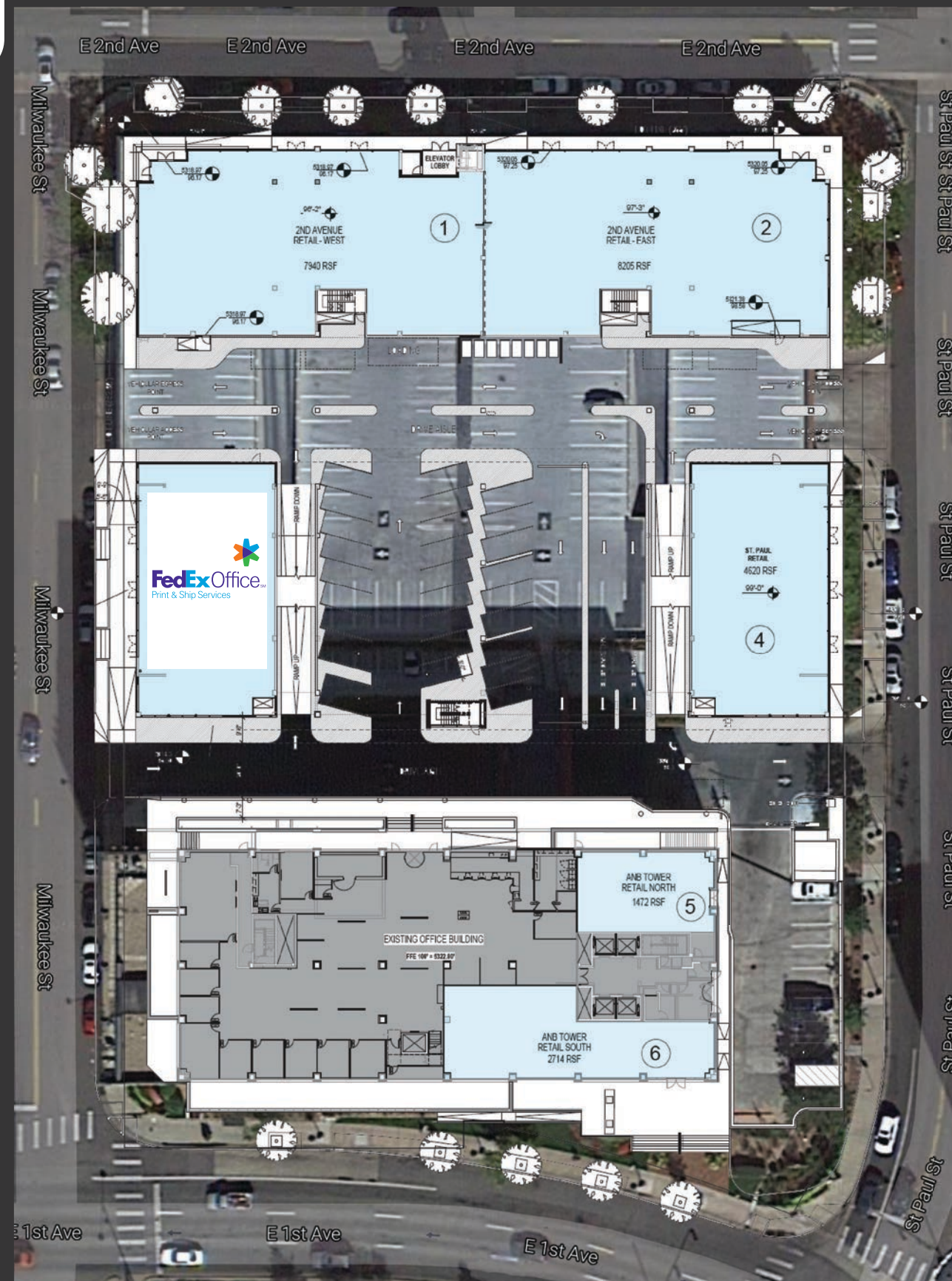
Milwaukee Street



Alley Elevation



St Paul Street



## AVAILABLE:

- #1 2nd Avenue West: 7,940 RSF
- #2 2nd Avenue East: 8,205 RSF
- #4 St Paul Street: 4,620 RSF
- #5 ANB Tower North: 1,472 RSF
- #6 ANB Tower South: 2,714 RSF

**TOTAL: 24,951 RSF**

## 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.



LEGEND ● Companies  
 ◆ Dining  
 ◆ Lodging

\* 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.