



For Lease Shops on Montview

8801 E Montview Blvd
Denver, CO 80220

Property Specifications

SPACE AVAILABLE

Unit 100 - 1,860 SF

SPACE TYPE

2nd Gen Restaurant

RATE

Contact Broker

OPEX

\$23.31/SF

OWNED BY



ERIK CHRISTOPHER
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About the Property

- 1,860 SF second generation restaurant space
- Equipped with grease trap, 2 ADA restrooms, 3 reach-in coolers, 3-compartment sink, front service line, and large dining room
- Join Starbucks with drive-thru, Pizza Hut, and Smile Studio Dental

Demographics

	1 Mile	3 Miles	5 Miles
Population	30,893	164,455	449,796
Daytime Population	21,777	170,849	485,664
Avg. Household Income	\$132,066	\$148,897	\$139,071
Estimated Households	\$132,066	\$148,897	\$139,071

Year: 2026 | Source: esri

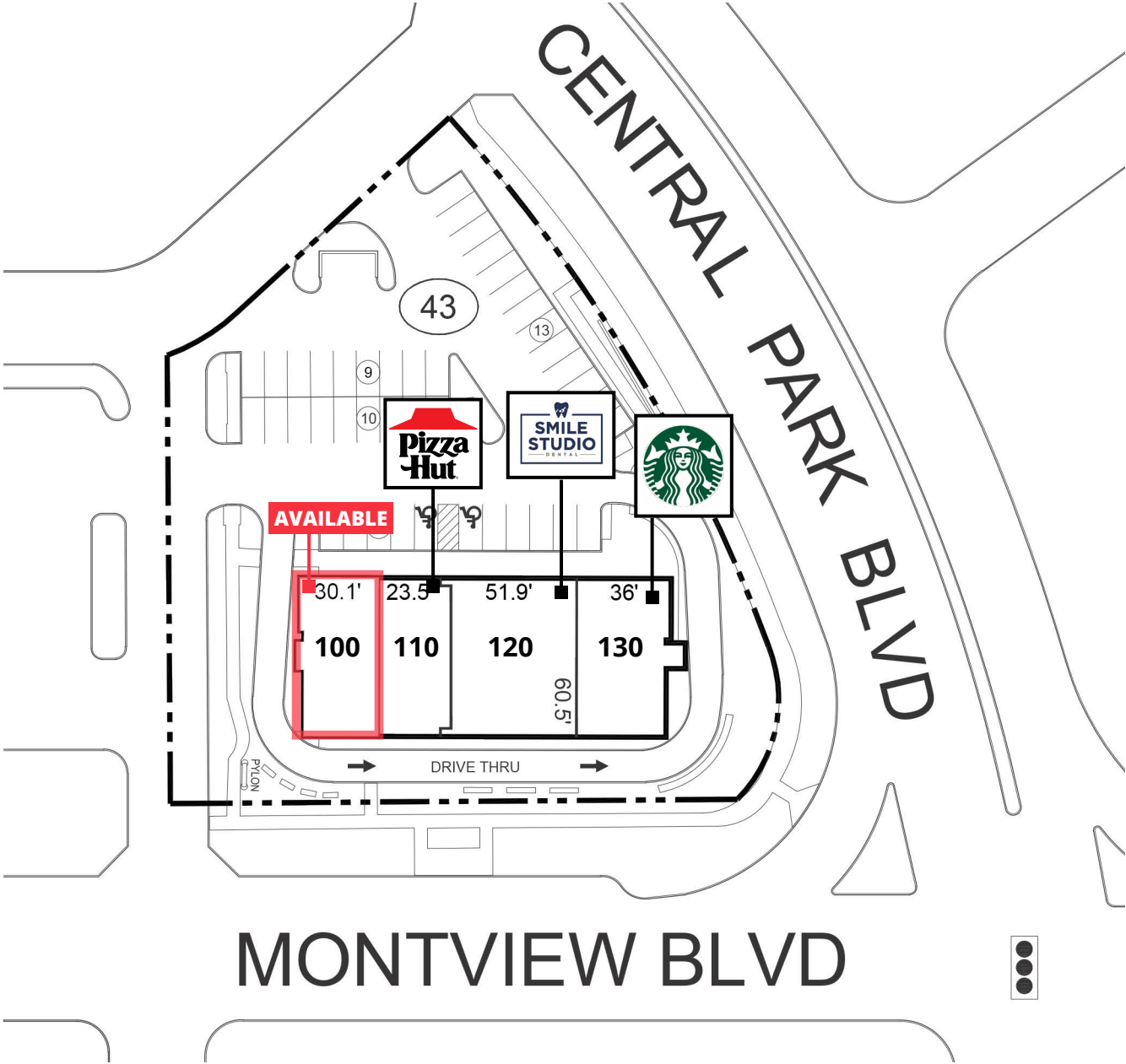
Traffic Counts

Montview Boulevard 24,280 VPD

Year: 2024 | Source: drcog

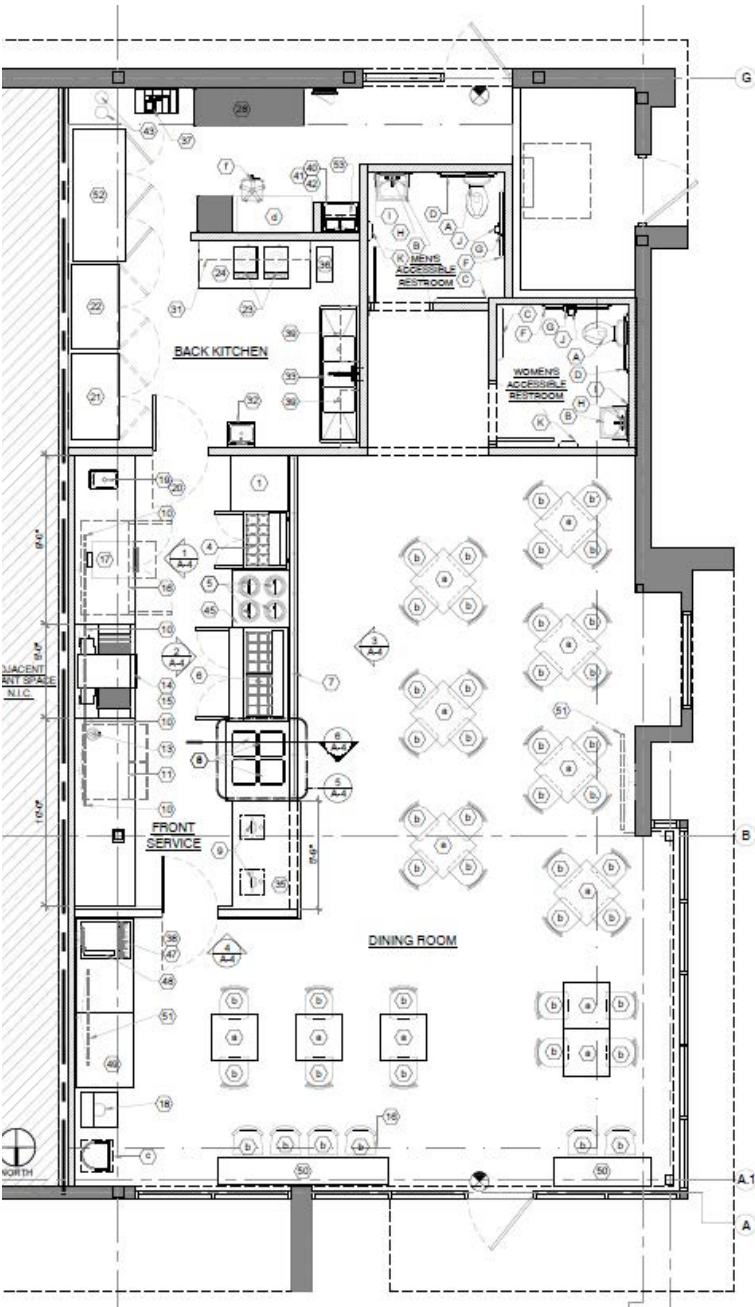


#	TENANT	SIZE (SF)
100	AVAILABLE	1,860
110	Pizza Hut	1,813
120	Smile Studio Dental	2,646
130	Starbucks	2,221





1,860 SF



Trade Aerial

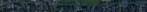
Denver, CO



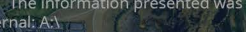
Avenues at Northfield



Quebec Square



East 29th Avenue Town Center



DSST: Montview High School



UCHealth Anschutz Outpatient Pavilion - Anschutz Medical Campus

Children's Hospital Colorado Anschutz Medical Campus, Aurora



Denver Health: Lowry Family Health Center



Community College of Aurora - Lowry Studios



Bishop Machebeuf High School



30,834 VPD

PEORIA ST

240,498 VPD

1-79-108 VPD



29,754 VPD

Shops at Fitzsimons



Vaughn Elementary School





Area Snapshot

Population

	1 MILE	3 MILES	5 MILES
2026 Estimated Population	30,893	164,455	449,796
2031 Projected Population	32,318	170,397	464,957
Proj. Annual Growth 2026 to 2031	0.91%	0.71%	0.67%

Daytime Population

	1 MILE	3 MILES	5 MILES
2026 Daytime Population	21,777	170,849	485,664
Workers	7,414	94,578	282,350
Residents	14,363	76,271	203,314

Income

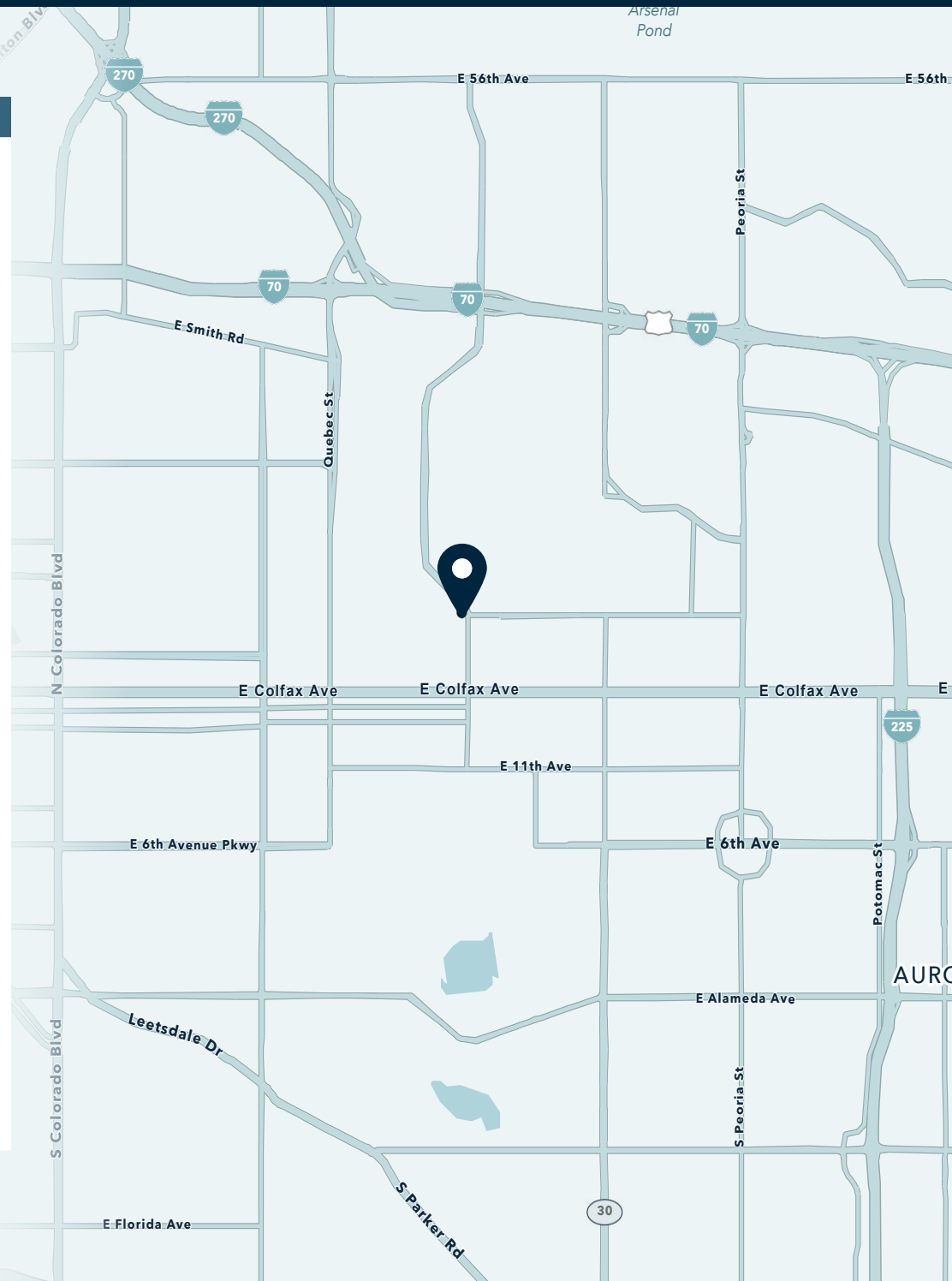
	1 MILE	3 MILES	5 MILES
2026 Est. Average Household Income	\$132,066	\$148,897	\$139,071
2026 Est. Median Household Income	\$87,008	\$96,518	\$91,519

Households & Growth

	1 MILE	3 MILES	5 MILES
2026 Estimated Households	11,518	63,425	185,004
2031 Estimated Households	12,057	65,854	191,757
Proj. Annual Growth 2026 to 2031	0.92%	0.75%	0.72%

Race & Ethnicity

	1 MILE	3 MILES	5 MILES
2026 Est. White	45%	50%	49%
2026 Est. Black or African American	14%	15%	15%
2026 Est. Asian or Pacific Islander	9%	5%	5%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	16%	14%	15%
2026 Est. Hispanic (Any Race)	33%	29%	31%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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