

# Saddle Rock Retail South

6820 S Liverpool St | Aurora, CO



## AVAILABLE

1541 – 5,643 SF

## PRICE

\$20-\$25/SF

## NNN

\$11.66/SF

## CITY

Aurora

## ABOUT THE PROPERTY

- Two end-caps available for lease
- Former dog boarding facility
  - Cannot be reused as a dog boarding facility
- High income area and close proximity to Southlands Mall
- Monument Signage available
- Located directly across from Grandview High School (2,877 Students)

## TRAFFIC COUNTS

E Arapahoe Rd

33,424 VPD

S Liverpool St

16,000 VPD

Year: 2024 | Source: DRCOG

## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	7,395	98,219	222,013
Daytime Population	4,683	63,929	166,821
Avg. Household Income	\$206,013	\$186,923	\$164,101
Estimated Households	2,737	33,017	77,336

Year: 2024 | Source: Esri

## CONTACT

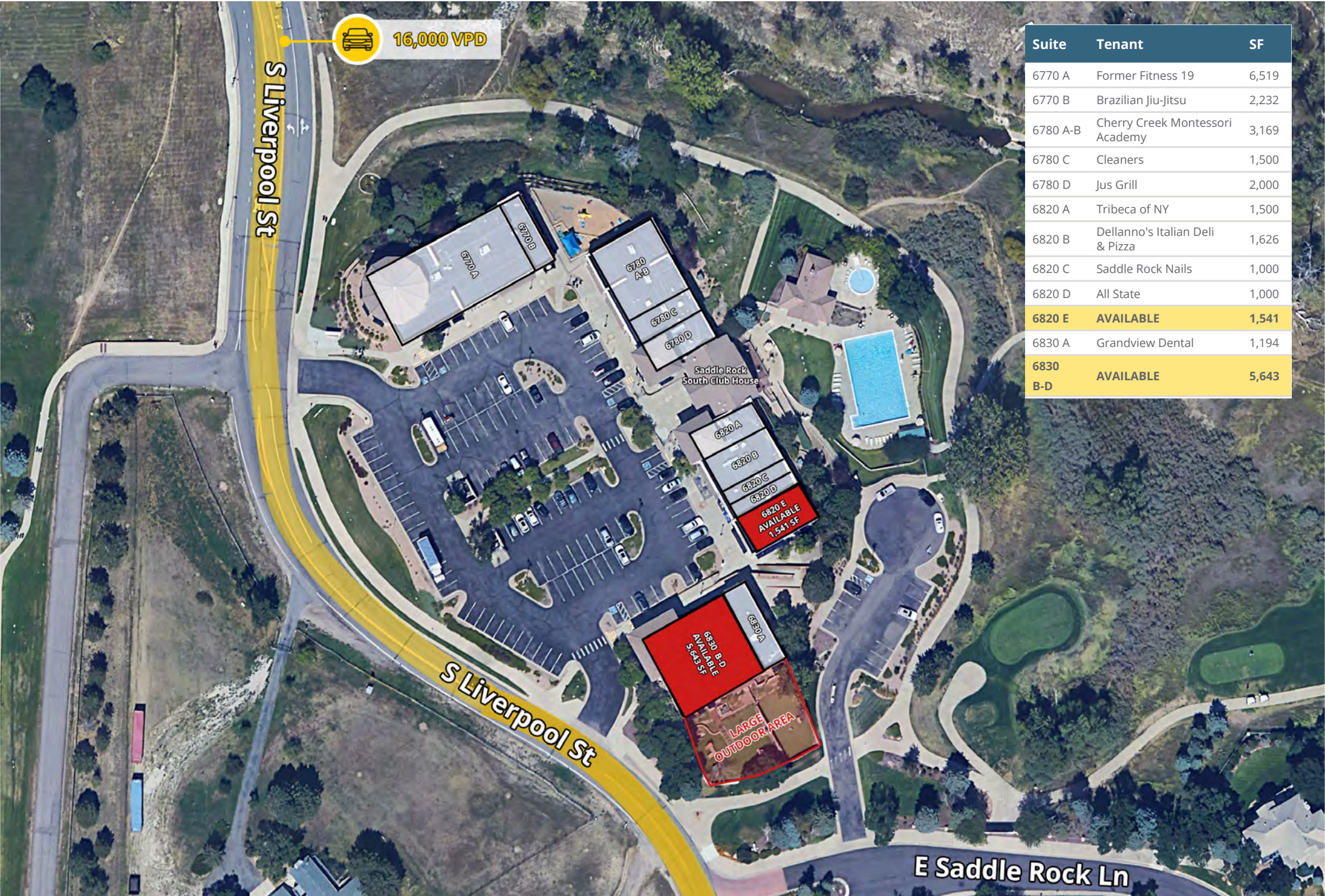
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 16,000 VPD

Suite	Tenant	SF
6770 A	Former Fitness 19	6,519
6770 B	Brazilian Jiu-Jitsu	2,232
6780 A-B	Cherry Creek Montessori Academy	3,169
6780 C	Cleaners	1,500
6780 D	Jus Grill	2,000
6820 A	Tribeca of NY	1,500
6820 B	Dellanno's Italian Deli & Pizza	1,626
6820 C	Saddle Rock Nails	1,000
6820 D	All State	1,000
6820 E	AVAILABLE	1,541
6830 A	Grandview Dental	1,194
6830 B-D	AVAILABLE	5,643



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

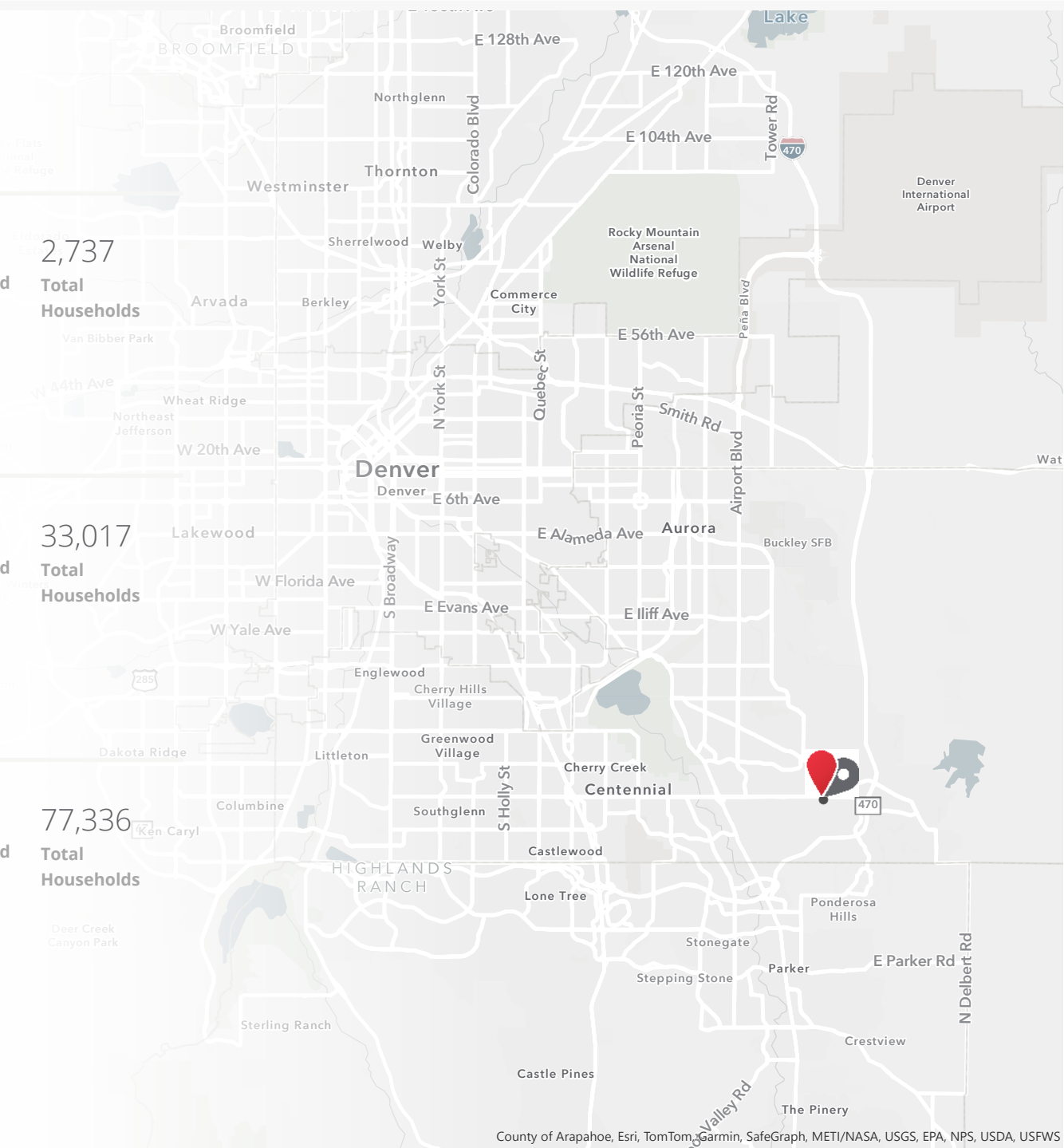
7,395	4,683	\$206,013	2,737
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

98,219	63,929	\$186,923	33,017
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

222,013	166,821	\$164,101	77,336
Population	Total Daytime Population	Average Household Income	Total Households



SOURCE





**SRS Real Estate Partners**

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5,643 SF

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