

Willow Grove Shopping Center

1402 - 1422 S Parker Rd | Denver, CO 80231



FOR LEASE

1,300 SF - 5,000 SF
Available

Contact Broker
Lease rate

NNN
\$12.00/SF

ABOUT THE PROPERTY

- Former vet endcap available
- Anchored by Walmart
- Great visibility to highly trafficked Parker Rd
- Quality mix of tenants
- The property is professionally maintained
- Good access and abundant parking

TRAFFIC COUNTS

Parker Rd: nw/o Mississippi Ave	43,004 VPD
Florida Ave: w/o Parker Rd	12,591 VPD
Florida Ave: e/o Parker Rd	15,964 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Current Population	28,115	195,486	489,520
Total Households	13,643	88,466	216,289
Average HH Income	\$88,858	\$103,883	\$120,216
Daytime Population	19,053	193,812	503,586

CONTACT

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UNIT	TENANT	SF
A-100-101	AVAILABLE Former Vet	2,500
A-102	AVAILABLE	2,500
A-104	Vivo IV	1,835
A-106	Miracle Ear	1,300
A-108	Lavanda	1,300
A-110	Dentist	1,300
A-112	Tailor's Touch	1,950
A-116	Rocky Mountain Spine	1,950
A-122	Nails	1,300
A-124	AVAILABLE	1,300
A-126	Shawarma	1,300
A-130	Laundromat	2,600
A-131	Alpine E Vapor	1,000
A-132-136	Golden Shanghai	4,000
A-138	Barbershop	1,300
A-140	OK Liquor	3,300
A-146	Garlic Knot Pizza	1,900

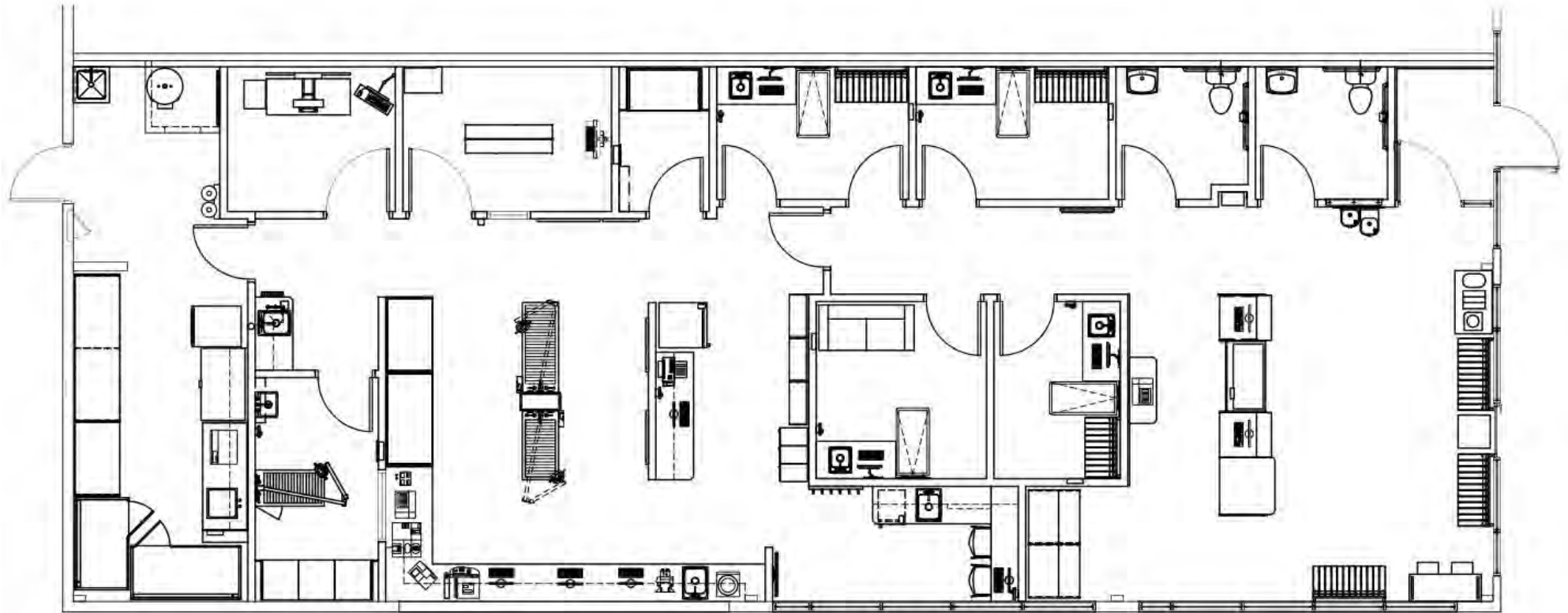
Can be
Combined

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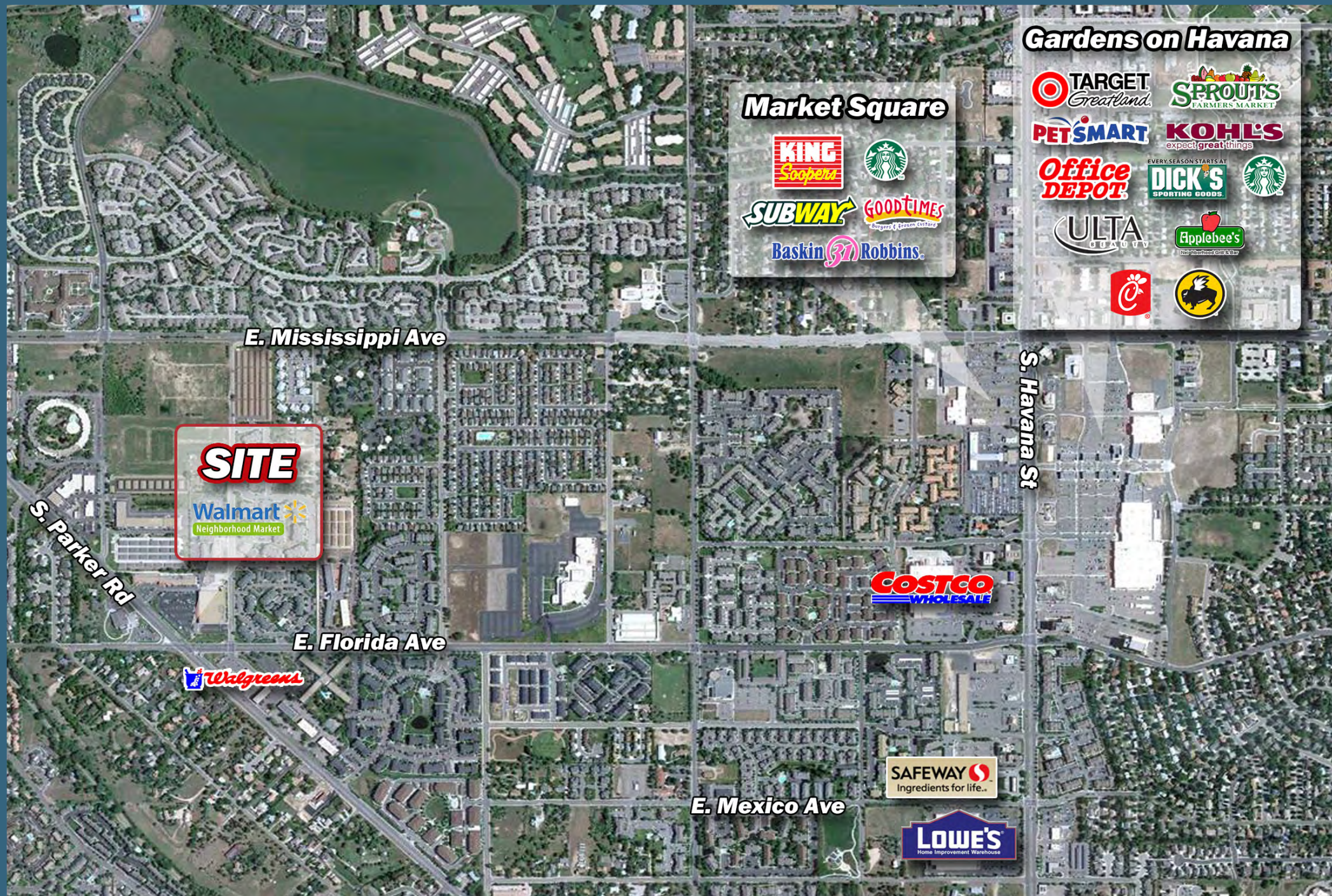


UNIT A-100-101



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

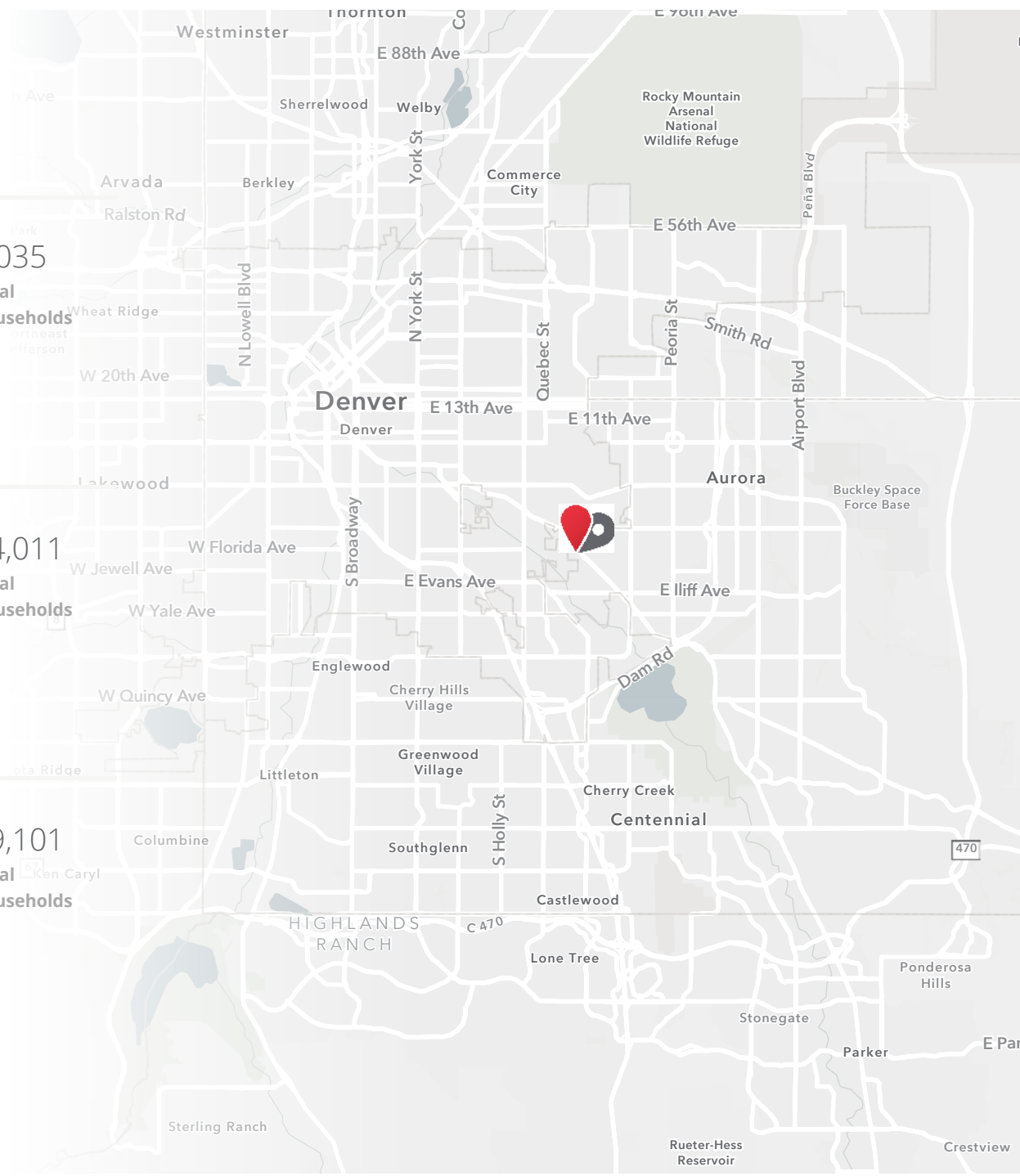
11,624	16,291	\$97,955	5,035
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

108,687	97,081	\$130,557	44,011
Population	Total Daytime Population	Average Household Income	Total Households

7 MILES

122,155	111,183	\$135,332	49,101
Population	Total Daytime Population	Average Household Income	Total Households



SOURCE



A-100-101
2,500 SF



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