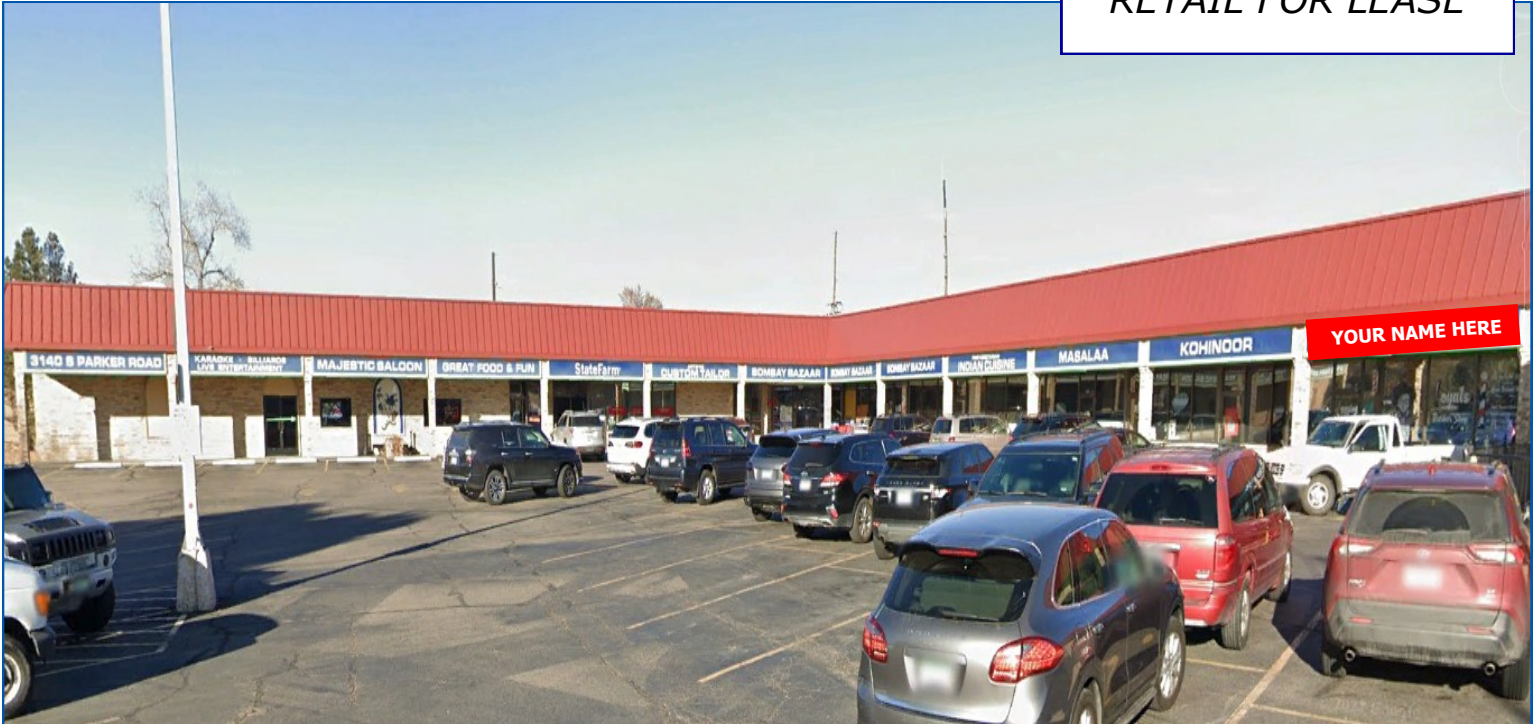


RETAIL FOR LEASE



EASTWOOD VILLAGE 3140 S. PARKER ROAD. UNIT 9 AURORA, COLORADO 80014

Eastwood Village is a 22,030 square foot retail center located on South Parker Road and Peoria and is easily accessible from Parker Road, Peoria and I-225. It is located less than 4 miles to the Nine Mile Station.

The Center has great visibility from Parker Road and is located across Peoria from the Nine Mile Station.

The property is surrounded by numerous amenities such as Starbucks, Popeye's Chicken, India's Harvest, and Taco Bell. It is also conveniently located near a King Soopers, Firestone Auto Service store, and Radisson Hotel. The retail center benefits from the many apartments and housing communities surrounding the property.

Current tenants include Dairy Queen, Insurance, Anny Pan Taylor, Las Tortugas Mexican Restaurant, Bombay Bazaar, Masalaa Restaurant, Majestic Saloon, Karm's Skincare and Royal Rugs.

2,000 SF In-Line Space

**Suitable for a number of uses.
Was last used as a barber shop.**

\$15.00 NNN

Rent: \$2,500.00/Month

CAM: \$1,391.67/Month

Total: \$3,891.67/Month

PROPERTY STATISTICS

| BUILDING | | SITE | |
|------------|-----------|--------------|-------------|
| SIZE | 22,030 sf | SITE SIZE | 5 Acres |
| YOC | 1982 | PARKING | Surface |
| MATERIALS | Masonry | ZONING | B-2 |
| CAM (2024) | \$8.35 | TAXES (2024) | \$53,985.50 |

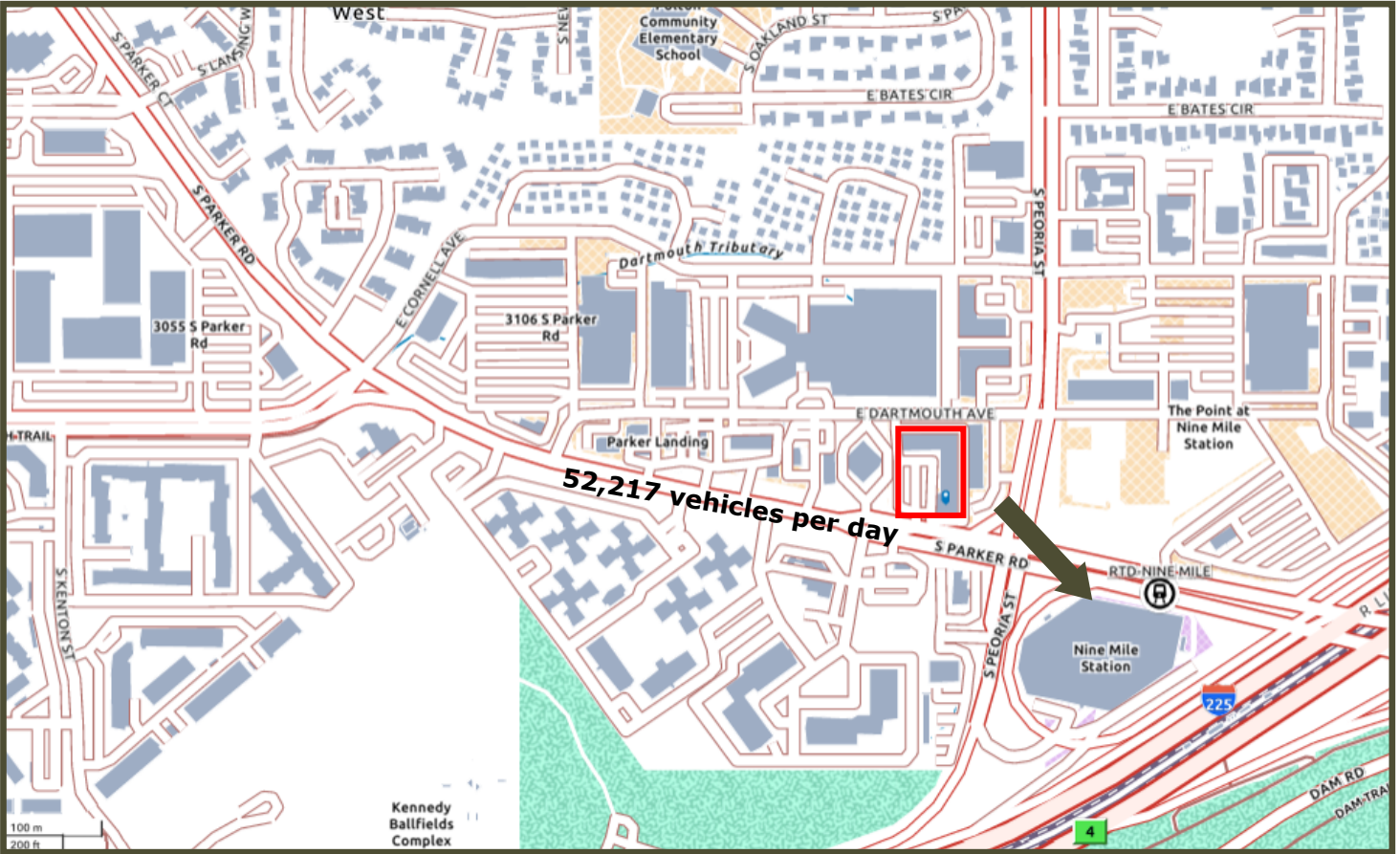
FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM—303-692-1816
6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



**EASTWOOD VILLAGE
3140 S. PARKER ROAD
AURORA, COLORADO 80014**



| DEMOGRAPHICS (2023 est.) | | | |
|----------------------------------|----------------------|-----------------------|----------------------|
| <u>Radius</u> | <u>1-Mile</u> | <u>3-Mile</u> | <u>5-Mile</u> |
| Population | 13,111 | 150,169 | 408,599 |
| Households | 6,294 | 66,360 | 174,039 |
| Median Income | \$68,102 | \$68,019 | \$73,072 |
| Traffic Counts | 61,543 | S. Parker Road | |

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.