SOUTHLANDS
AURORA, CO

M&JWILKOW

RESTAURANT OPPORTUNITIES

AN ICONIC EXPERIENCE

SOUTHLANDS

Colorado's Largest Shopping Destination

NEW TENANTS, NEW AMENITIES, NEW EXPERIENCES

- Southlands is the largest shopping destination in Colorado, encompassing 1.7 million square feet of retail and office space in one of the fastest growing and most affluent areas of the country
- Timeless architecture, beautiful landscaping, and the backdrop of the Rocky Mountains creates an ambiance that contributes to Southlands being such a popular destination
- Seasonal events like farmer's markets, outdoor concerts, outdoor ice skating, and the annual holiday parade help to drive traffic year-round
- Additional features including interactive fountains, a fire pit, and a children's play area contribute to a longer-than-average customer dwell time
- Southlands has over 170,000 square feet of leased office space. Employees of these spaces contribute to Southlands as they are active shoppers and diners.

Source: Esri, 2019

SITE PLAN

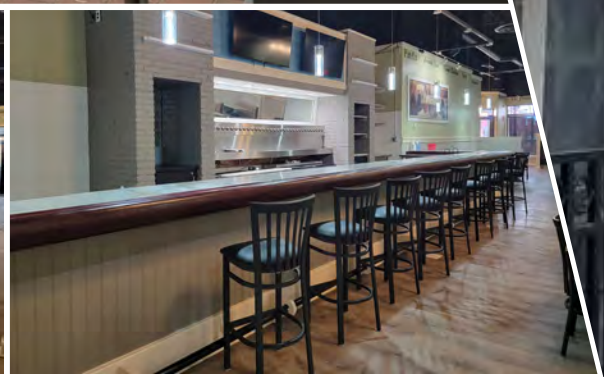
E-470
S. SOUTHLANDS PKWY.
S. MAIN ST.
SMOKY HILL ROAD
S. SOUTHLANDS PKWY.
S. MAIN ST.
E. COMMONS AVE.
E. TOWN SQ. AVE.
E. PLAZA AVE.
E. ORCHARD RD.
S. CENTRAL ST.
S. CENTRAL ST.
S. SOUTHLANDS PKWY.
E. COMMONS AVE.
AURORA PKWY.
Centura Health.
Centura Health.
RED LOBSTER
Cheesecake Factory
SUNCITY ACTION PARK
VR-4
DICK'S SPORTING GOODS
A-101
PAD B
B-112
B 101-106
THE PICKLR
NAP
VR-5
LA-Z-BOY
VR-6
five BELOW
VR-7
LUCKY STRIKE
VR-8
DAISO
VR-9A
ULTA
VR-9B
WORLD MARKET
VR-9C
ROSS DRESS FOR LESS
VR-10
BARNES & NOBLE
N-101
N-103
M-100
M-101
M-102
M-103
M-104
M-105
M-108
H&M
D-101
C-101
C-103
C-109
C-110
C-112
C-114
D-106
D-111
D-112
E-101
E-103
E-104
E-105
E-106
E-107
E-108
E-109
E-110
E-111
E-112
F-101
F-103
F-104
F-106
Q1
Q2
amc THEATRES
G-101
G-103
G-105
G-109
G-111
G-113
G-115
VR-1
L-112
L-111
L-110
L-114
L-115
K-101
SEPHORA
K-105
K-104
S-101
J-103
J-102
J-101
J-106
J-105
J-104
J-109
I-103
I-104
I-105
I-107
I-108
I-109
I-101
I-102
H-101
H-104
H-107
P-104
P-103
P-102
P-101
O-103
O-102
O-101
PAD C
Lazy Dog
WELLS FARGO
PT CHANG'S
VENCHI GELATO CAFFE CLUB MARY CROSBY'S
GOURA
NAIL PAINTING CREW
OLIVE & VINEGAR
MANO WATERFALL
GOOD TIMES
VILLAGE INN
DEL TACO
PAD
FAIRFIELD INN & SUITES
JIM 'N NICKS BAR-B-Q
PAD
PRESTO DRY CLEANERS
METER CAR WASH
DISCOUNT TIRE
MEN'S WEARHOUSE
VISIONWORKS
T.J.maxx
NAP
Michaels
NAP
JCPenney
NAP
Sam's CLUB
NAP
Walmart
NAP
SPRINT PREFERRED RETAILER
GNC
SUPERCUTS
CHEROKEE TRAIL DENTAL
NORDSTROM rack
VR-11
FAMOUS Footwear
VR-12
petco
VR-13
VR-14A
MY SALON
VR-14B
VR-14C
VR-15A
VR-15B
VR-15C
VR-15D
VR-16

AVAILABLE SPACES

SOUTHLANDS

#F-106
FORMER SWEET BASIL CAFE

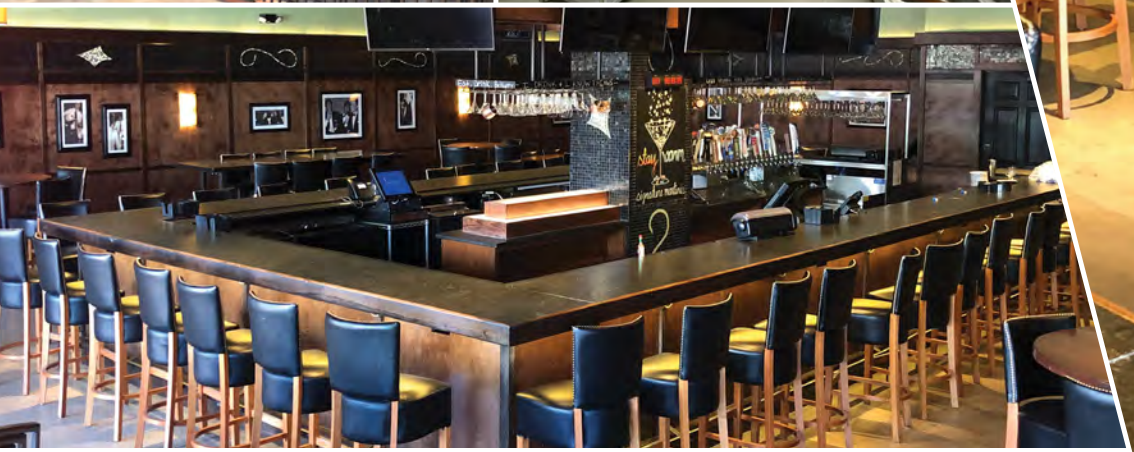
- 6,911 SF
- Fully built out
- Excellent visibility to Town Square
- Patio for Outdoor dining
- Endcap
- Perfect for Breakfast, Italian, Meditteranian or Chinese



**Final remaining inventory and equipment list is still pending and not all items shown may be available*

#H-104 & 204
FORMER BAR LOUIE

- Lower Level 6,166 SF
  Upper Level 5,576 | 11,742 SF Total
- Full restaurant buildout remains including walk in and hoods
- Large Bar
- Beautiful upper level patio overlooking the newly renovated Town Square
- Adjacent to Mt. Fuji Sushi & Hibachi

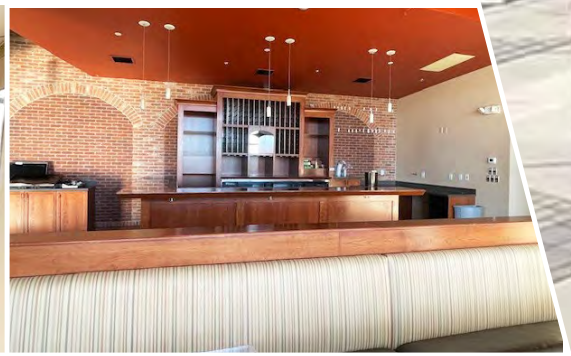


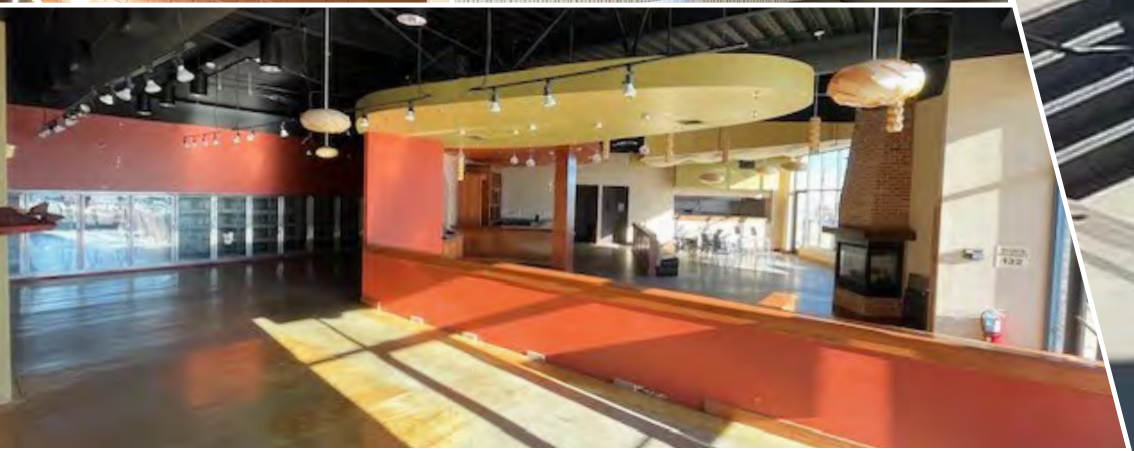
#L-112
FORMER MCALISTERS

- 4,029 SF + patio
- Prominent endcap
- Full restaurant build out minus a hood
- Centrally located along Main Street
- Perfect for Perfect for Pizza, Salads, Soup & Sandwiches, or Vegan Concept

#L-114 & L-115
FORMER WINE EXPERIENCE

- 4,542 SF
- Restaurant & Wine Bar
- Hood will remain
- Hard corner with direct visibility to top producing Lazy Dog
- Expansive parking field





WHY SOUTHLANDS?

The Southlands Shopper

- The surrounding 5-mile trade area has an average household income of more than $150,000 with more than 162,000 residents and growing quickly
- Southlands shoppers are primarily young, female, and well-educated with a six-figure average household income
- 71% of Southlands shoppers have children at home

	3 MILES	5 MILES	10 MILES
2023 Population	85,638	159,999	530,374
Bachelor's Degree	35.1%	32.8%	30.8%
2023 Average Household Income	$174,603	$162,094	$133,768

Source: Esri, 2023

SOUTHLANDS

M & J Wilkow

M & J Wilkow's approach to real estate emerged distinctively from an owner's perspective and has evolved over 80 years in the real estate business. It is based on the philosophy that value is first created and then enhanced by the implementation of a thoughtfully conceived strategic plan. The plan spells out a series of interrelated, value-driven objectives, as well as the means for achieving them.

At the present time, the company's portfolio consists of 53 properties, which includes 22 office buildings, and 31 retail properties consisting of approximately 12.6 million square feet. The aggregate market value of the portfolio is estimated to be in excess of $2.8 billion.

LEASING CONTACTS

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