



# Saddlerock Marketplace

6020 - 6240 South Gun Club Road

Aurora \* Colorado

## Available Spaces:

- \* Dominant Safeway anchored retail center in SE Aurora.
- \* Rare vacancy in the shopping center
- \* Strong demographics with ever improving density.
- \* Join eclectic mix of National, Regional and local Tenants
- \* Restaurant ready with Patio

\* Asking rent: \$27/sf  
NNN: \$12/sf

### New to the Market

- \* Unit G-8 - 6,300sf  
Highway Visibility
- \* Unit E-1 - 1,330sf  
Dental space
- \* Unit L-3 - 1,089sf  
Former RE office
- \* Unit L-1 - 2,711sf  
Restaurant Ready!

## Contact :

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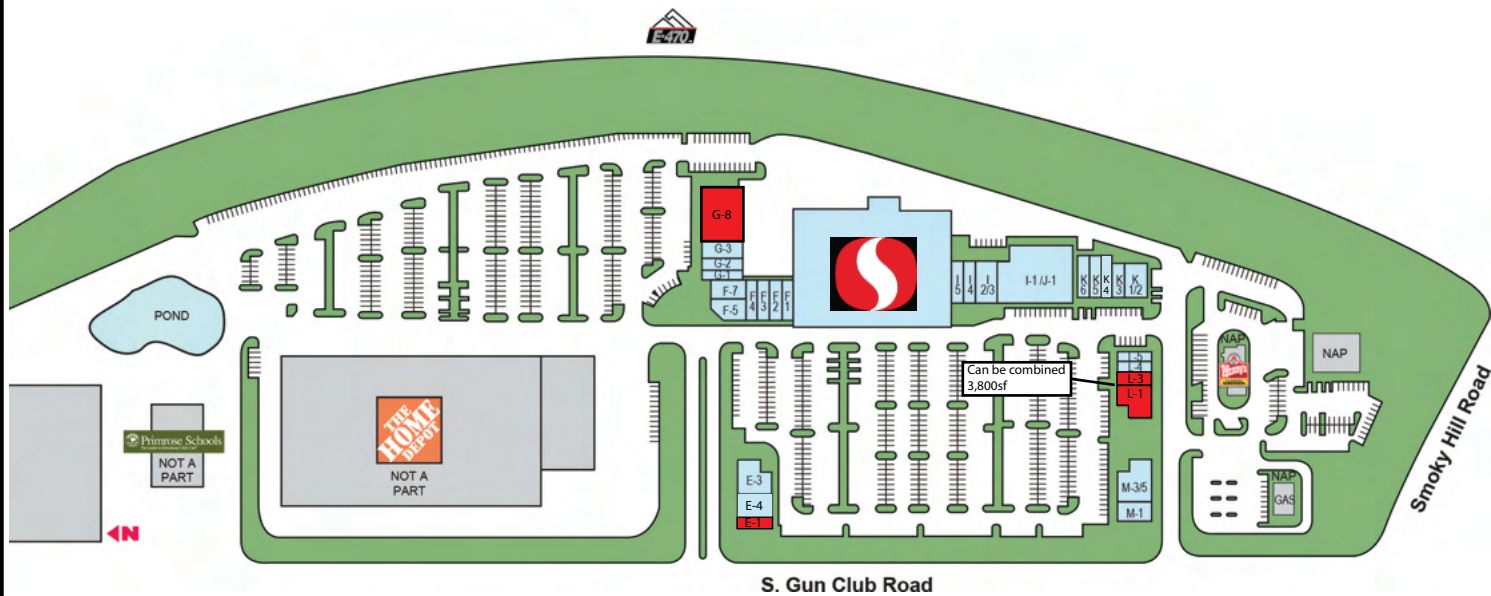
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|            |                             |                |
|------------|-----------------------------|----------------|
| <b>G-8</b> | <b>AVAILABLE</b>            | <b>6,300SF</b> |
| G-3        | Family 1st Dental           | 2,100SF        |
| G-1/2      | CT Family Chiropractic      | 2,800SF        |
| F-7        | Body Image Physical Therapy | 1,800SF        |
| F-5        | Body Image Physical Therapy | 2,200SF        |
| F-4        | Hungry Howie's              | 1,400SF        |
| F-3        | Hair Color Express          | 1,400SF        |
| F-2        | The Griddle                 | 1,400SF        |
| F-1        | Kumon                       | 1,400SF        |
| I-5        | State Farm                  | 1,400SF        |
| I-4        | One Price Cleaners          | 1,400SF        |
| I-2/3      | Kids Town                   | 2,807SF        |
| I-1/J-1    | Great Vines Liquor          | 12,400SF       |
| K-6        | UPS Store                   | 1,400SF        |

|            |                     |                |
|------------|---------------------|----------------|
| K-5        | Sport Clips         | 1,400SF        |
| K-4        | Tenant              | 1,400SF        |
| K-3        | Professional Nails  | 1,200SF        |
| K-1/2      | Wingstop            | 2,400SF        |
| L-5        | High Voltage Vapes  | 1,200SF        |
| L-4        | Any Lab Test        | 1,200SF        |
| L-3        | <b>AVAILABLE</b>    | <b>1,089SF</b> |
| L-1        | <b>AVAILABLE</b>    | <b>2,711SF</b> |
| M-3/5      | Martial Arts        | 3,920SF        |
| M-1        | Martial Arts        | 2,280SF        |
| E-3        | Bangkok Tokyo Asian | 3,200SF        |
| E-2        | Copper Pot          | 2,400SF        |
| <b>E-1</b> | <b>AVAILABLE</b>    | <b>1,330SF</b> |

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