

SADDLE ROCK RETAIL SOUTH

6820 S. Liverpool Street, Aurora, CO

LARGE FENCED OUTDOOR SPACE



FOR LEASE

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SADDLE ROCK RETAIL SOUTH

6820 S. Liverpool Street, Aurora, CO

PROPERTY HIGHLIGHTS

LARGE FENCED OUTDOOR SPACE

ABOUT THE PROPERTY

- Large end-cap 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)

AVAILABLE

5,643 SF

PRICE

Call Broker

NNN

\$11.66/SF

CITY

Aurora

TRAFFIC COUNTS

Year: 2024 | Source: DRCOG

E. Arapahoe Road

33,424 VPD

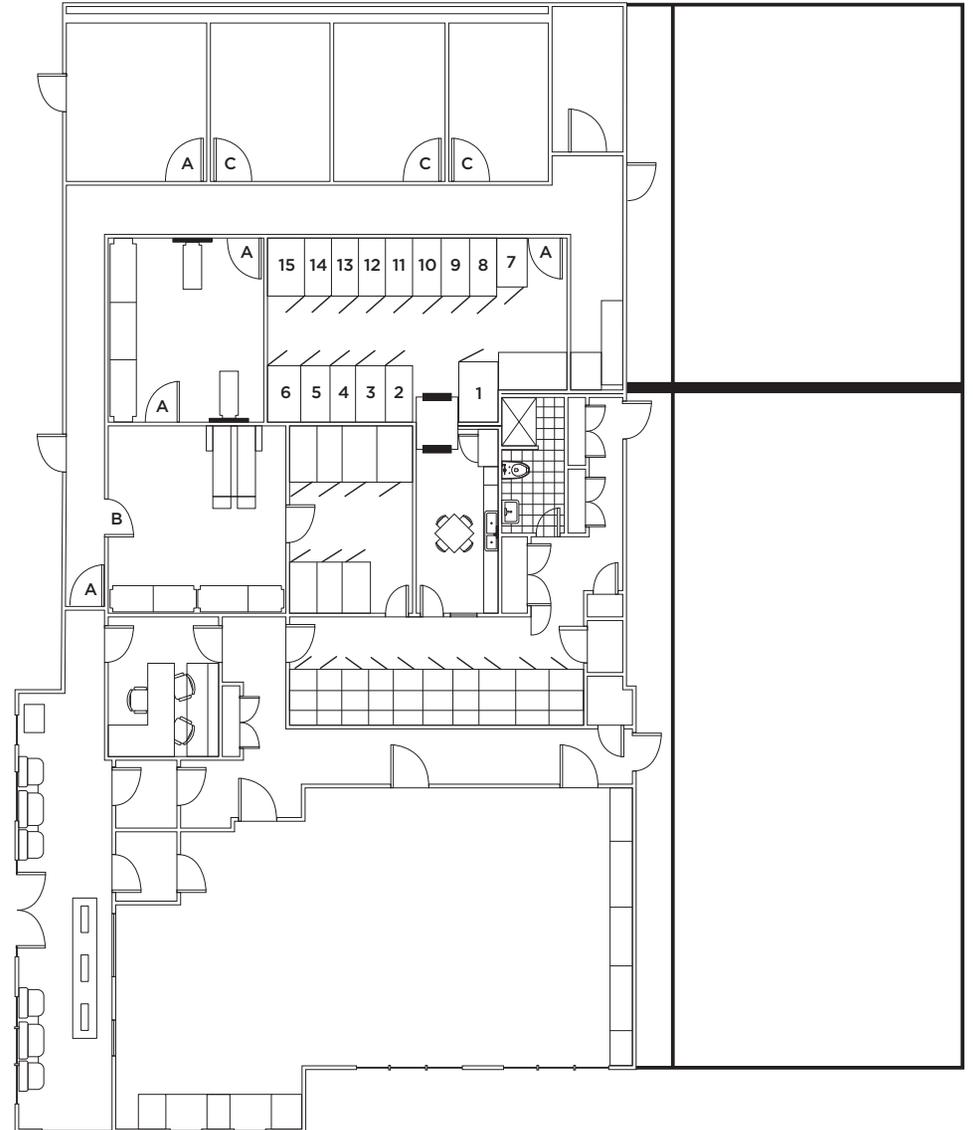
S. Liverpool Street

16,000 VPD

DEMOGRAPHICS

Year: 2024 | Source: Esri

	1 Mile	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	2,737	77,336



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SITE PLAN

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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	Pilates	1,541
6830 A	Grandview Dental	1,194
6830 B-D	AVAILABLE	5,643

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PROPERTY PHOTO



LARGE FENCED OUTDOOR SPACE



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TRADE AREA

LARGE FENCED OUTDOOR SPACE



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DEMOGRAPHIC HIGHLIGHTS

LARGE FENCED OUTDOOR SPACE

1 MILE

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

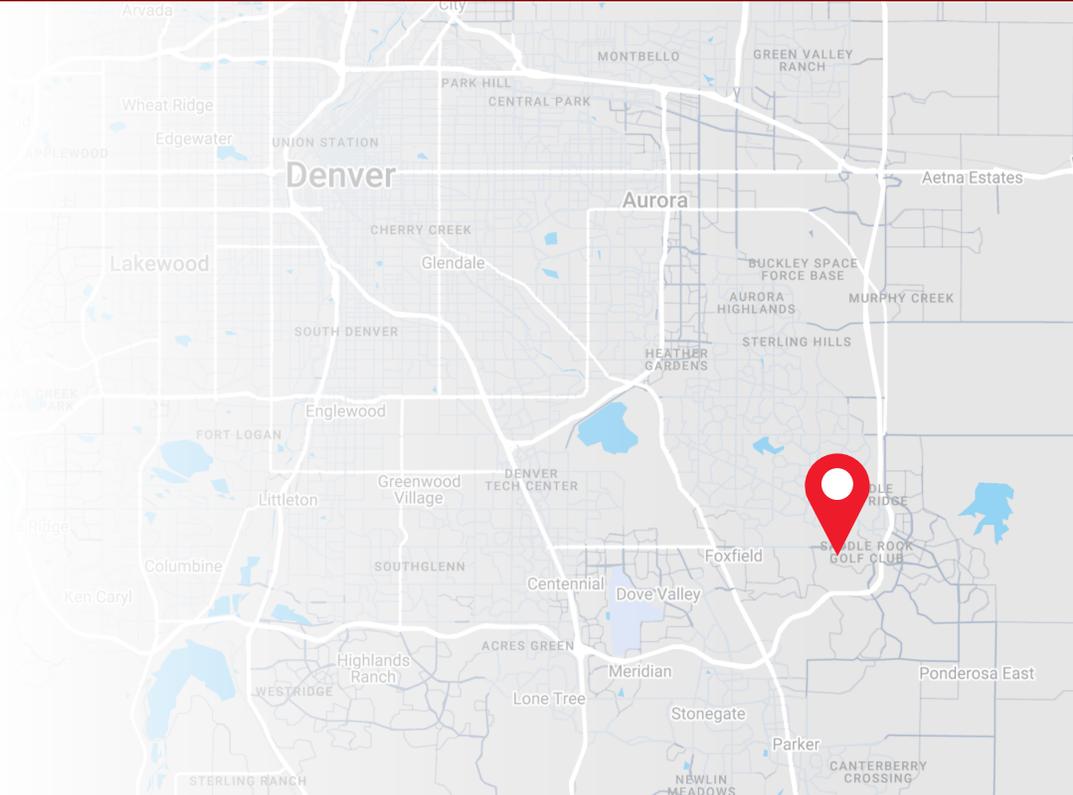
3 MILES

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: ESRI



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