

Pioneer Hills

5400 - 5820 S Parker Rd | Aurora, CO 80015



FOR LEASE

AVAILABLE

1,756 SF

RATE

\$28.00/SF

NNN

\$10.36/SF

MONTHLY

\$5,613.34/Month

CITY/COUNTY

Aurora/Arapahoe

OWNED BY



ABOUT THE PROPERTY

- Located at the signalized intersection of Parker and Chambers with easy access to I-225 and E-470
- Dominant center in the southeast Denver sub-market
- Second generation tanning salon

TRAFFIC COUNTS

Chambers Rd 22,000 VPD
Parker Rd 43,000 VPD

Year: 2025 | Source: DRCOG

CONTACT

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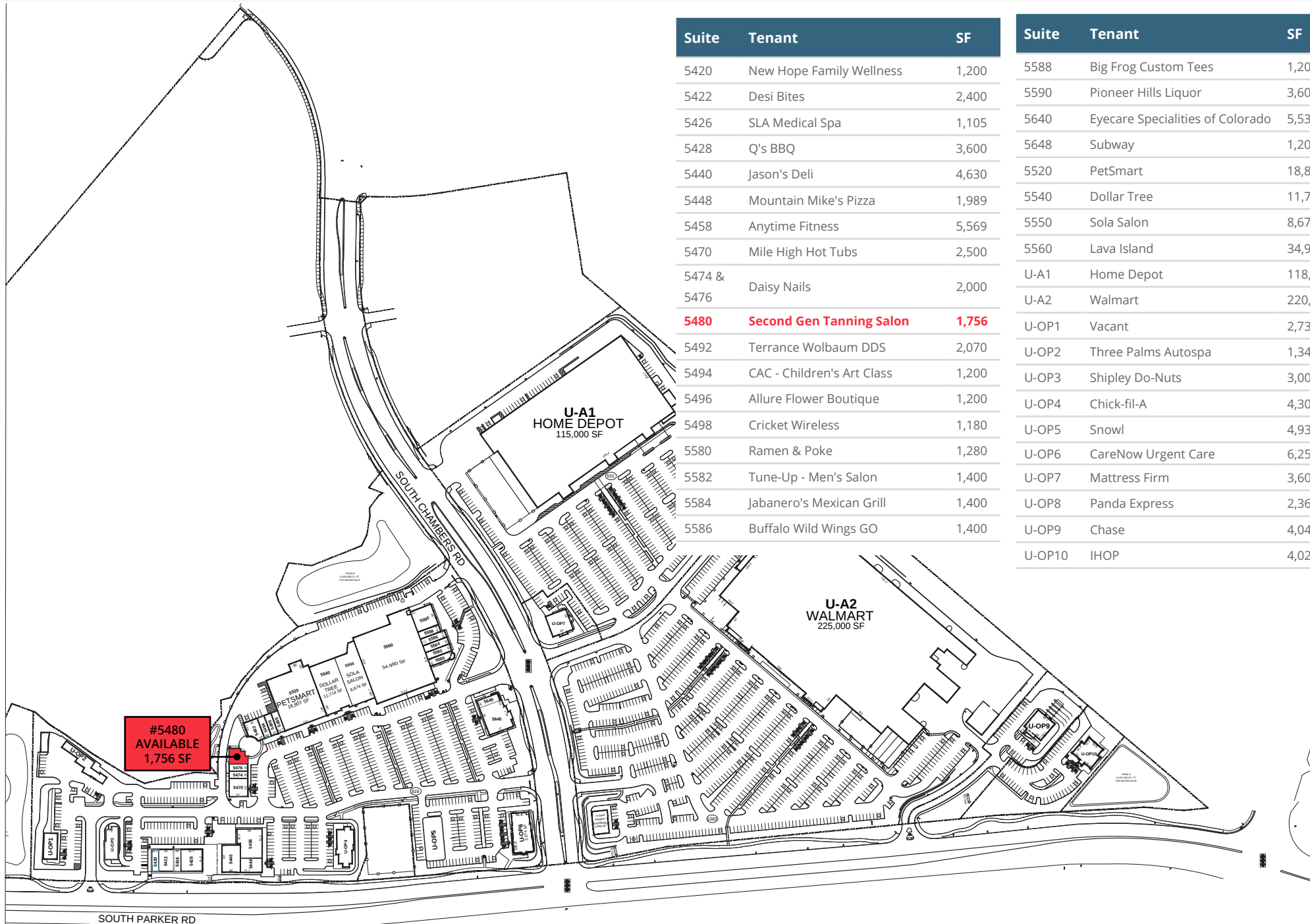
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,728	92,281	303,866
Daytime Population	8,406	80,423	358,440
Avg. Household Income	\$171,513	\$152,723	\$134,319
Estimated Households	3,651	33,779	118,963

Year: 2025 | Source: Esri

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Suite	Tenant	SF
5420	New Hope Family Wellness	1,200
5422	Desi Bites	2,400
5426	SLA Medical Spa	1,105
5428	Q's BBQ	3,600
5440	Jason's Deli	4,630
5448	Mountain Mike's Pizza	1,989
5458	Anytime Fitness	5,569
5470	Mile High Hot Tubs	2,500
5474 & 5476	Daisy Nails	2,000
5480	Second Gen Tanning Salon	1,756
5492	Terrance Wolbaum DDS	2,070
5494	CAC - Children's Art Class	1,200
5496	Allure Flower Boutique	1,200
5498	Cricket Wireless	1,180
5580	Ramen & Poke	1,280
5582	Tune-Up - Men's Salon	1,400
5584	Jabanero's Mexican Grill	1,400
5586	Buffalo Wild Wings GO	1,400

Suite	Tenant	SF
5588	Big Frog Custom Tees	1,200
5590	Pioneer Hills Liquor	3,600
5640	Eyecare Specialities of Colorado	5,530
5648	Subway	1,200
5520	PetSmart	18,807
5540	Dollar Tree	11,714
5550	Sola Salon	8,674
5560	Lava Island	34,980
U-A1	Home Depot	118,673
U-A2	Walmart	220,184
U-OP1	Vacant	2,736
U-OP2	Three Palms Autospa	1,344
U-OP3	Shipley Do-Nuts	3,000
U-OP4	Chick-fil-A	4,304
U-OP5	Snowl	4,935
U-OP6	CareNow Urgent Care	6,251
U-OP7	Mattress Firm	3,600
U-OP8	Panda Express	2,360
U-OP9	Chase	4,041
U-OP10	IHOP	4,022

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SUITE 5480

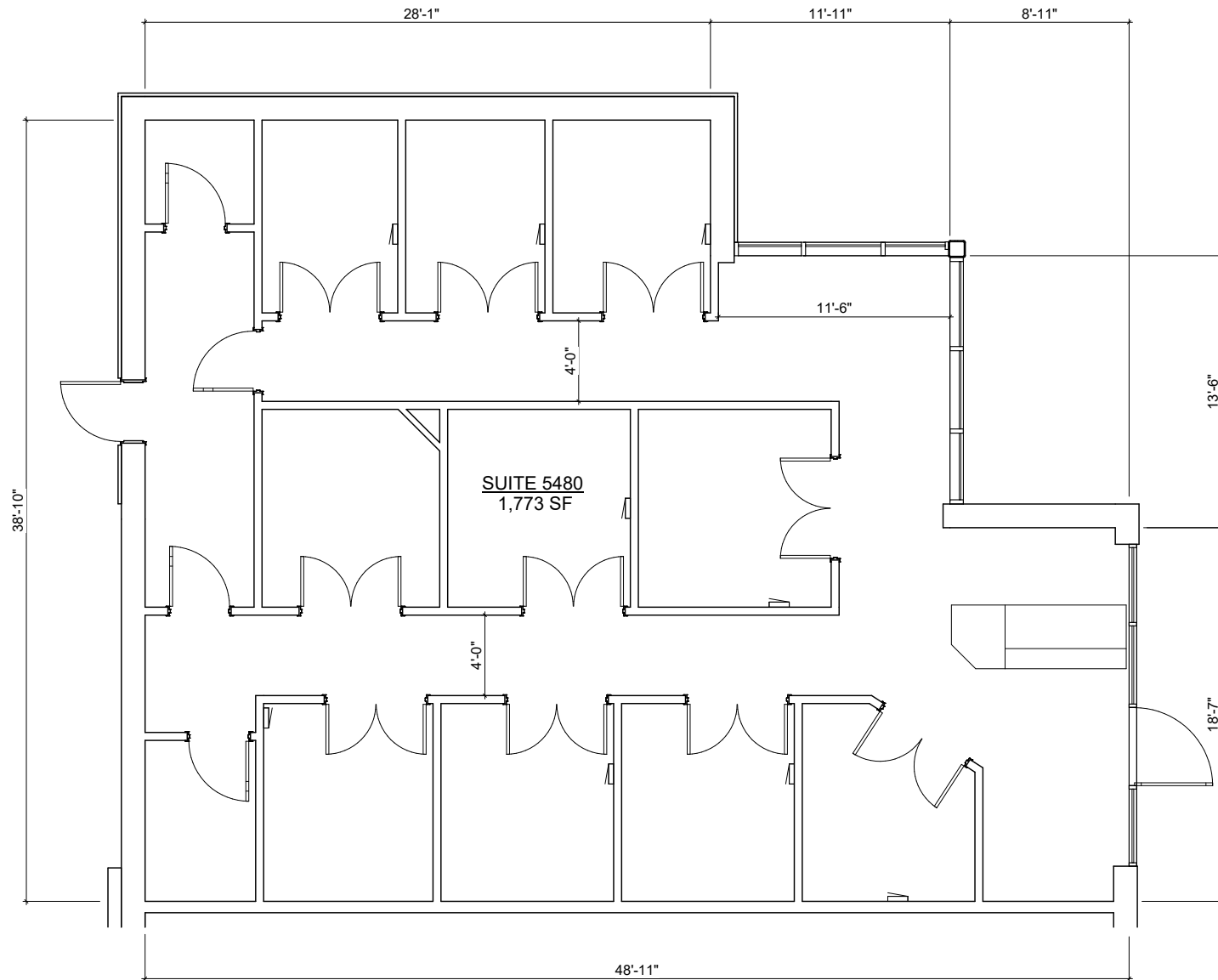


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SUITE 5480





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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	9,728	92,281	303,866
2030 Projected Population	9,884	92,189	311,190
Projected Annual Growth 2025 to 2030	0.32%	-0.02%	0.48%

Daytime Population

2025 Daytime Population	8,406	80,423	348,440
Workers	3,640	39,905	226,431
Residents	4,766	40,518	132,009

Income

2025 Est. Average Household Income	\$171,513	\$152,723	\$134,319
2025 Est. Median Household Income	\$138,047	\$116,427	\$104,017

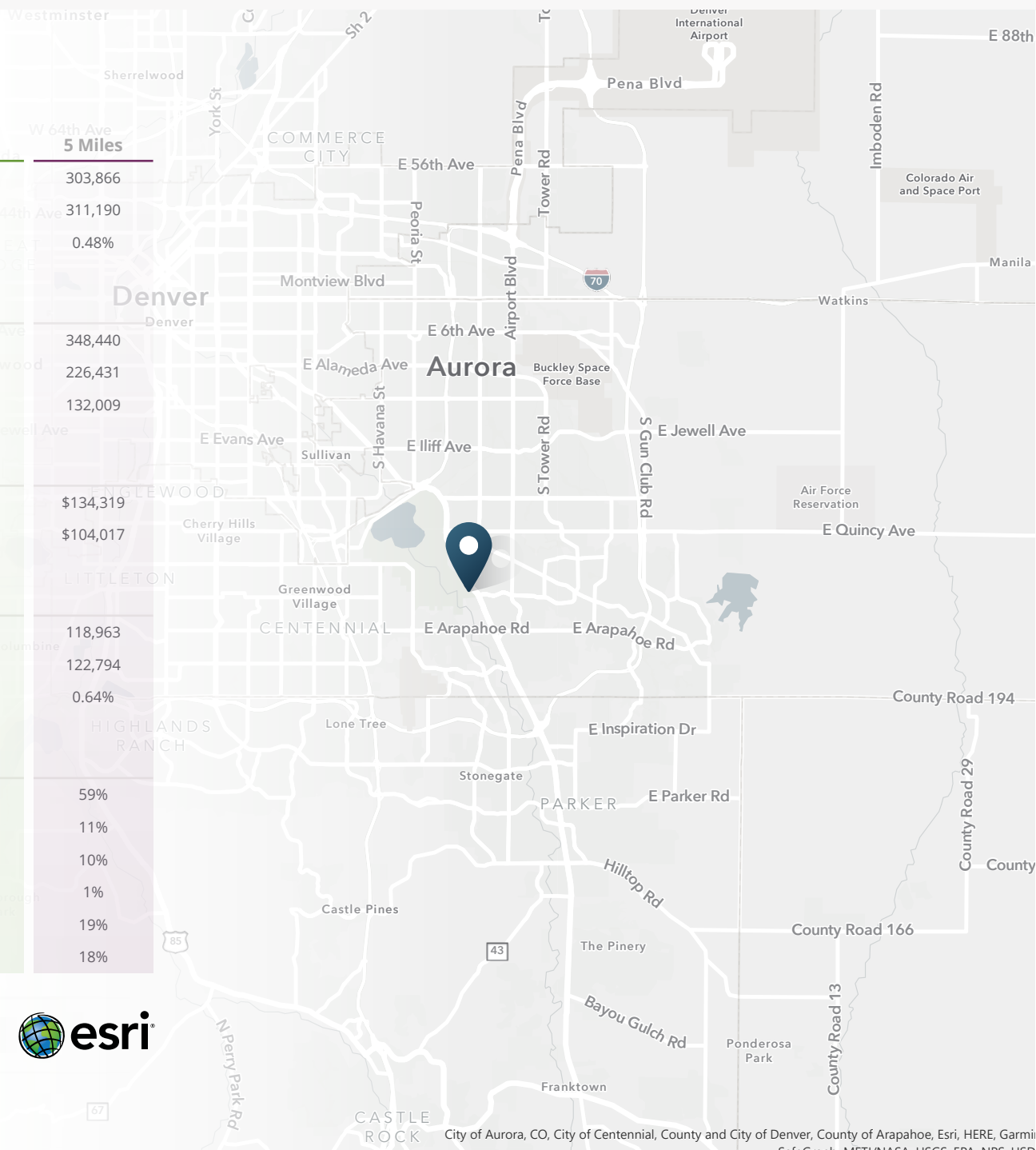
Households & Growth

2025 Estimated Households	3,651	33,779	118,963
2030 Projected Households	3,742	33,864	122,794
Projected Annual Growth 2025 to 2030	0.49%	0.05%	0.64%

Race & Ethnicity

2025 Est. White	64%	62%	59%
2025 Est. Black or African American	8%	9%	11%
2025 Est. Asian or Pacific Islander	13%	10%	10%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	14%	18%	19%
2025 Est. Hispanic	11%	16%	18%

SOURCE





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