

FOR LEASE

# SERENITY RIDGE

25791 E. SMOKY HILL RD., AURORA, CO 80016

RETAIL | 1,315 SQUARE FEET



## JOIN THESE TENANTS



## KING SOOPERS ANCHORED CENTER JUST SOUTH OF SOUTHLANDS MALL

Located in a Growing Retail Trade Area

Prominent Visibility from Smoky Hill Rd.

Located in One of the Fastest Growing and Most Affluent Areas in the Country



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

**TRAFFIC COUNTS:** 13,706 VPD - E. Smoky Hill & S Oak Hill  
8,166 VPD - E. Arapahoe Rd & E. Davies

DEMOGRAPHICS (2019)	1 MILE	3 MILE	5 MILE
Est. Population	9,019	45,864	93,822
Avg. HH Income	\$162,047	\$140,753	\$137,445
Households	2,743	15,932	31,058

**John Livaditis**  
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