

Pads at Southlands

E Prospect Ave & S Central St | Aurora, CO 80016



AVAILABLE

Lot 10 - 1.29 Acres (PENDING)
Lot 11 - 1.366 Acres

SALE PRICE

\$18.00/SF

CITY/COUNTY

Aurora/Arapahoe

ABOUT THE PROPERTY

- Last remaining pad opportunity in one of metro Denver's top regional shopping centers
- Unique pad opportunities
- Join Anchor line up of Sam's Club, Wal-Mart, TJ Maxx, Michaels, Barnes and Noble, Dick's Sporting Goods, AMC Theaters
- Access off Southlands Pkwy and E Prospect
- Excellent visibility and access

TRAFFIC COUNTS

Smoky Hill Rd: se/o Aurora Pkwy	18,400 VPD
Aurora Pkwy: ne/o Smoky Hill Rd	19,711 VPD
Smoky Hill Rd: nw/o Aurora Pkwy	25,216 VPD

Year: 2022 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,090	82,582	151,999
Daytime Population	12,682	55,034	100,303
Avg. Household Income	\$175,513	\$176,216	\$164,590
Estimated Households	4,927	26,996	50,344

Year: 2022 | Source: Esri

NORTHWOOD
INVESTORS 

CONTACT

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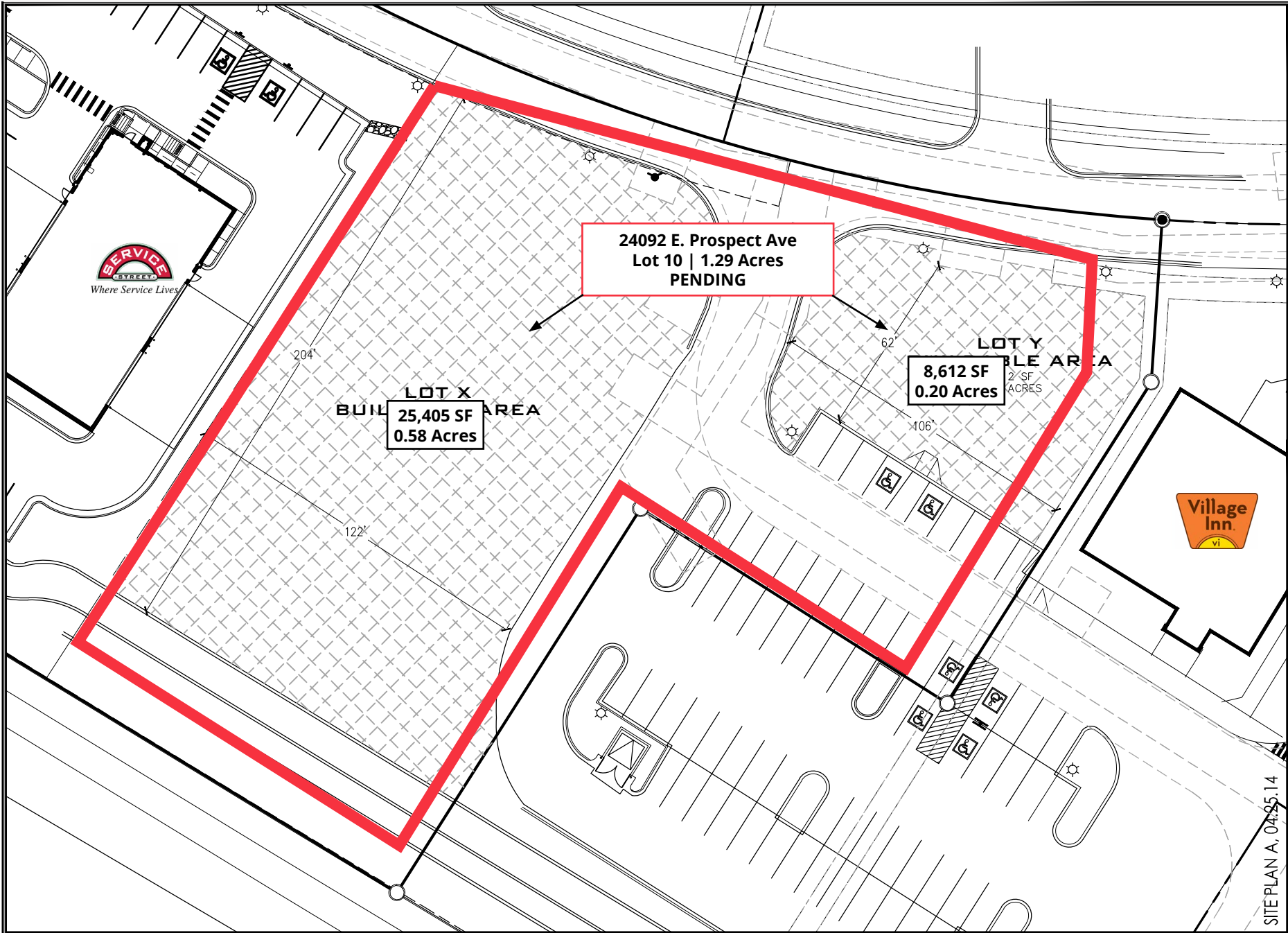
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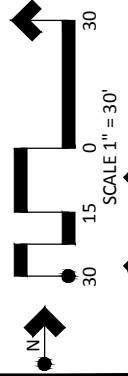
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BUILDABLE AREA PLAN

SOUTHLANDS

AURORA, COLORADO

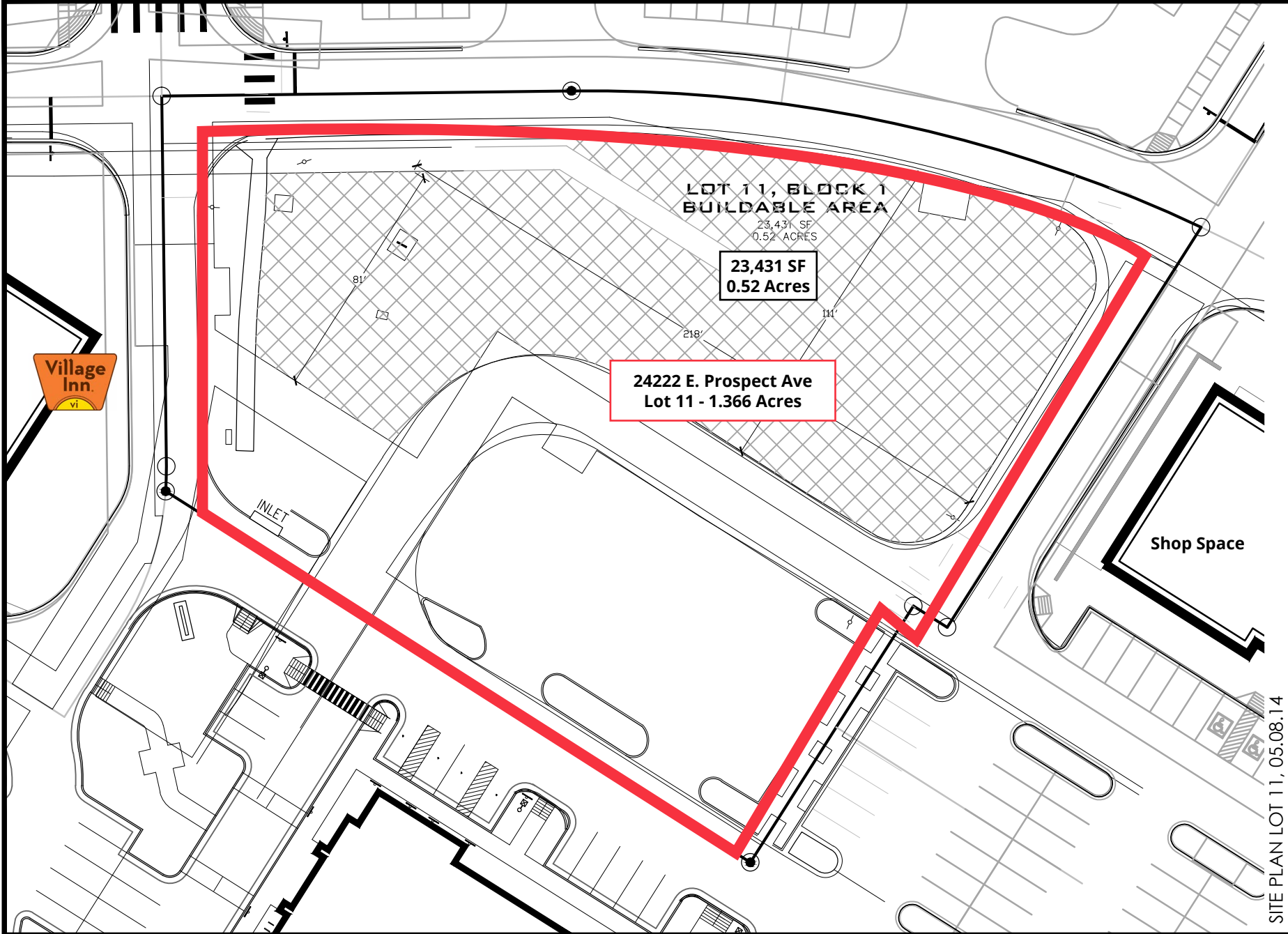


Point Consulting, LLC

8311 S WANGFER RD, SUITE 100, ITAERCA, CO 80127 303-984-8838 www.pointc.com
PLANNING | ENGINEERING | LANDSCAPE ARCHITECTURE | LAND SURVEYING

Pads at Southlands

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LOT 11, BLOCK 1
BUILDABLE AREA

23,431 SF
0.52 ACRES

23,431 SF
0.52 Acres

24222 E. Prospect Ave
Lot 11 - 1.366 Acres

Shop Space

BUILDABLE AREA PLAN

SOUTHLANDS

AURORA, COLORADO



Point Consulting, LLC

8341 S SANGRE DE CRISTO, SUITE 102, LITTLETON, CO 80127 720-258-4834
www.pcllc.com

SITE PLAN LOT 11, 05.08.14



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	14,090	82,582	151,999
2027 Projected Population	14,053	83,988	153,765
Projected Annual Growth 2022 to 2027	-0.05	0.34%	0.23%

Daytime Population

	1 Mile	3 Miles	5 Miles
2022 Daytime Population	12,682	55,034	100,303
Workers	6,182	17,084	31,628
Residents	6,500	37,950	68,675

Income

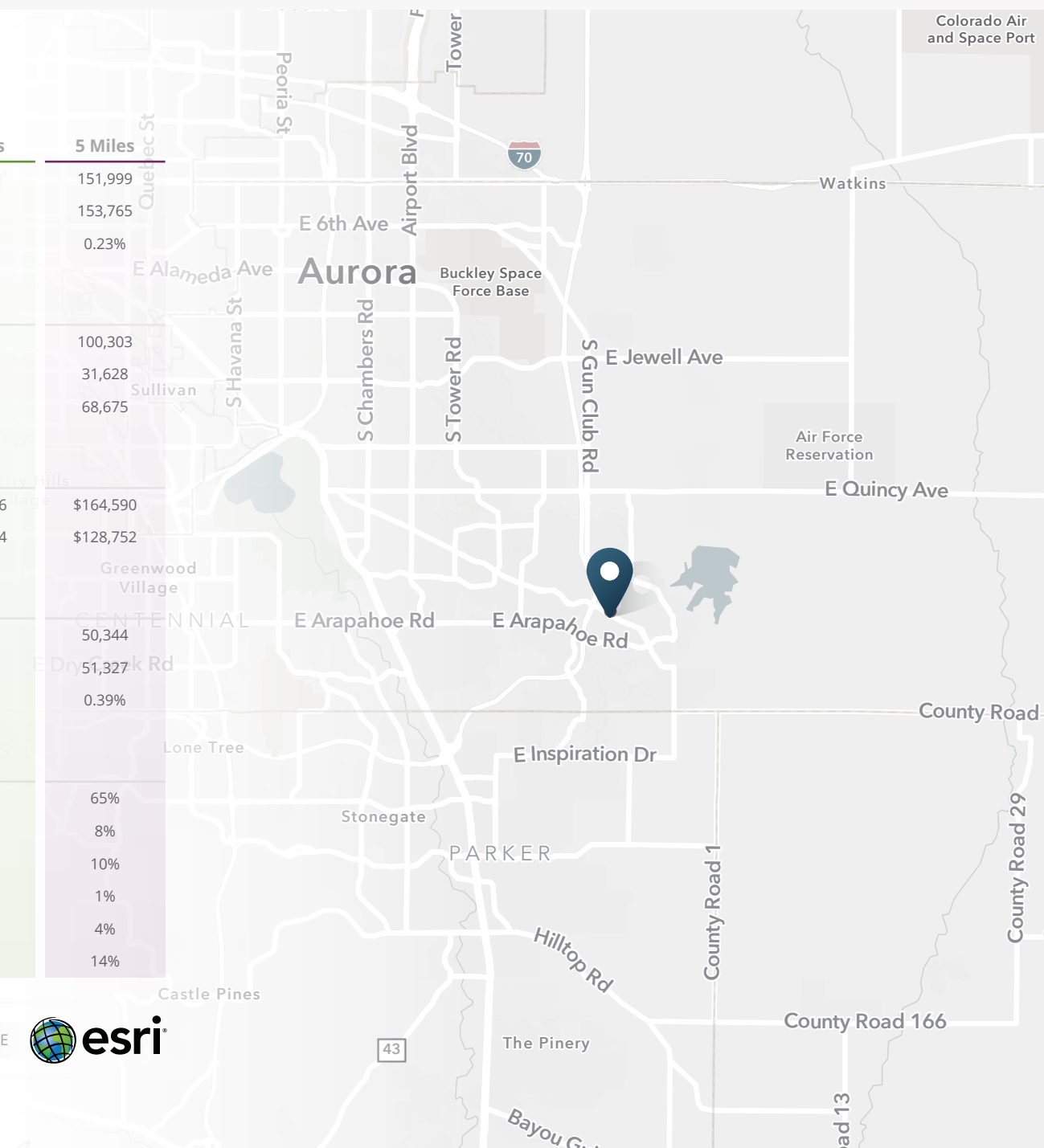
	1 Mile	3 Miles	5 Miles
2022 Est. Average Household Income	\$175,513	\$176,216	\$164,590
2022 Est. Median Household Income	\$149,860	\$141,474	\$128,752

Households & Growth

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	4,927	26,996	50,344
2027 Projected Households	4,942	27,593	51,327
Projected Annual Growth 2022 to 2027	0.06%	0.44%	0.39%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2022 Est. White	64%	65%	65%
2022 Est. Black or African American	9%	8%	8%
2022 Est. Asian or Pacific Islander	10%	10%	10%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	3%	4%	4%
2022 Est. Hispanic	14%	13%	14%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





Lot 10
- Deal Pending

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