

# Pioneer Hills

5400 - 5820 S Parker Rd | Aurora, CO 80015



**FOR LEASE**

## AVAILABLE

- 1) 5420-Former Office - 1,200 SF  
Rate - \$28/SF
- 2) 5496-Former Hair Salon-1,200 SF  
Rate - \$25/SF
- 3) 5582-Former Hair Salon-1,400 SF  
Rate - \$28/SF
- 4) 5494-Open Retail Buildout-1,400 SF  
Rate - \$25/SF

## NNN

\$9.77/SF

## 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

## TRAFFIC COUNTS

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

Year: 2023 | Source: DRCOG

## CONTACT

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## JOIN THESE RETAILERS



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,208	89,990	297,232
Daytime Population	3,465	33,046	115,724
Avg. Household Income	\$184,425	\$145,080	\$127,007
Estimated Households	8,311	78,687	363,972

Year: 2023 | Source: Esri



# Pioneer Hills

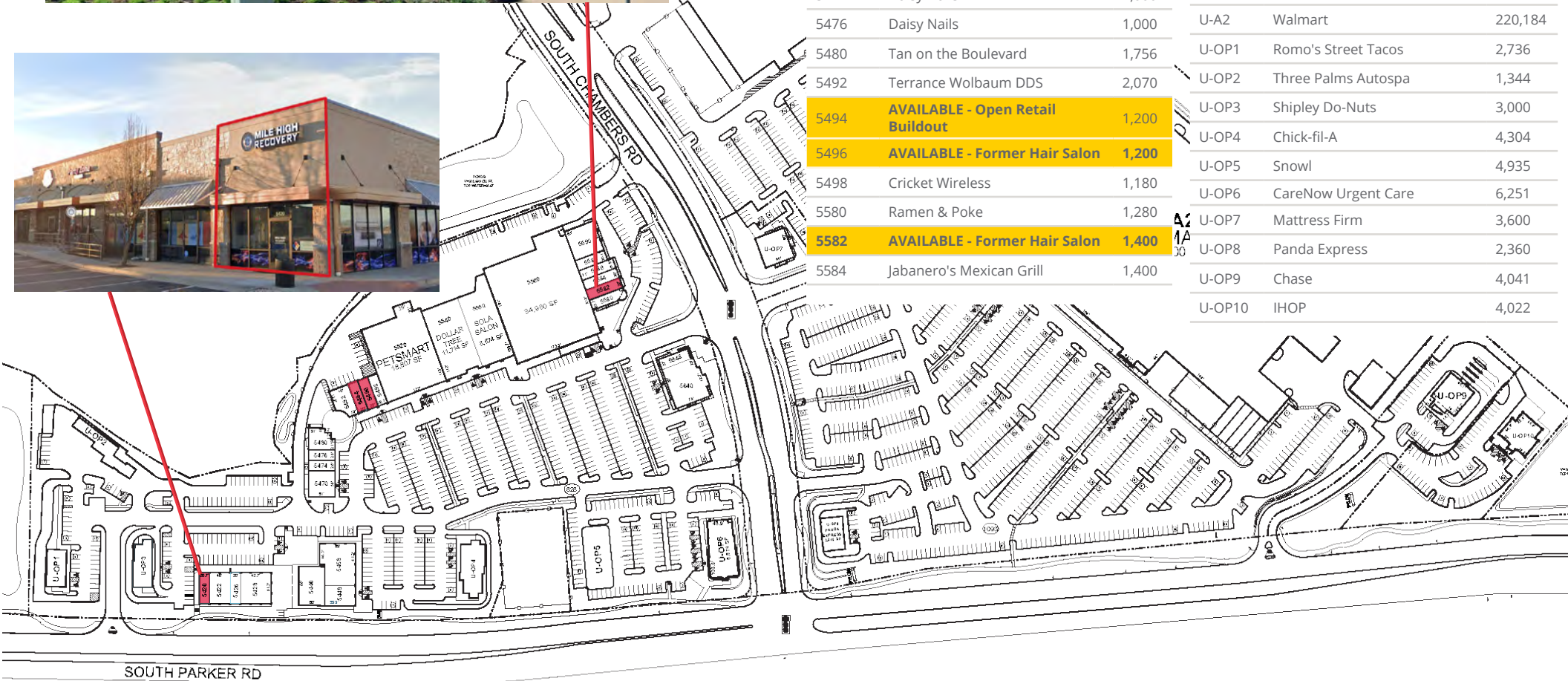
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U-1  
HOME L  
115,00

Suite	Tenant	SF
5420	AVAILABLE - Former Office Use	1,200
5422	The Madras Cafe	2,400
5426	Facial Aesthetician	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	Daisy Nails	1,000
5476	Daisy Nails	1,000
5480	Tan on the Boulevard	1,756
5492	Terrance Wolbaum DDS	2,070
5494	AVAILABLE - Open Retail Buildout	1,200
5496	AVAILABLE - Former Hair Salon	1,200
5498	Cricket Wireless	1,180
5580	Ramen & Poke	1,280
5582	AVAILABLE - Former Hair Salon	1,400
5584	Jabanero's Mexican Grill	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
<b>5560</b>	<b>Family Entertainment</b>	<b>34,980</b>
U-A1	Home Depot	118,673
U-A2	Walmart	220,184
U-OP1	Romo's Street Tacos	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



SOUTH PARKER RD

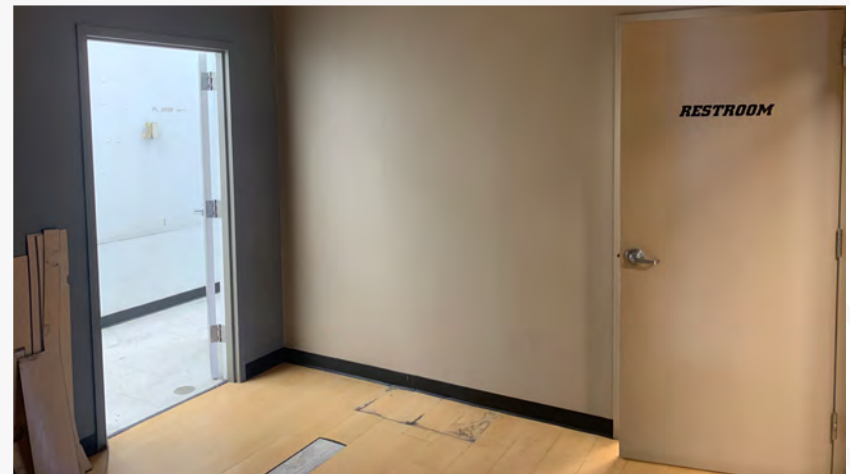


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SPACE 5582 | 1,400 SF



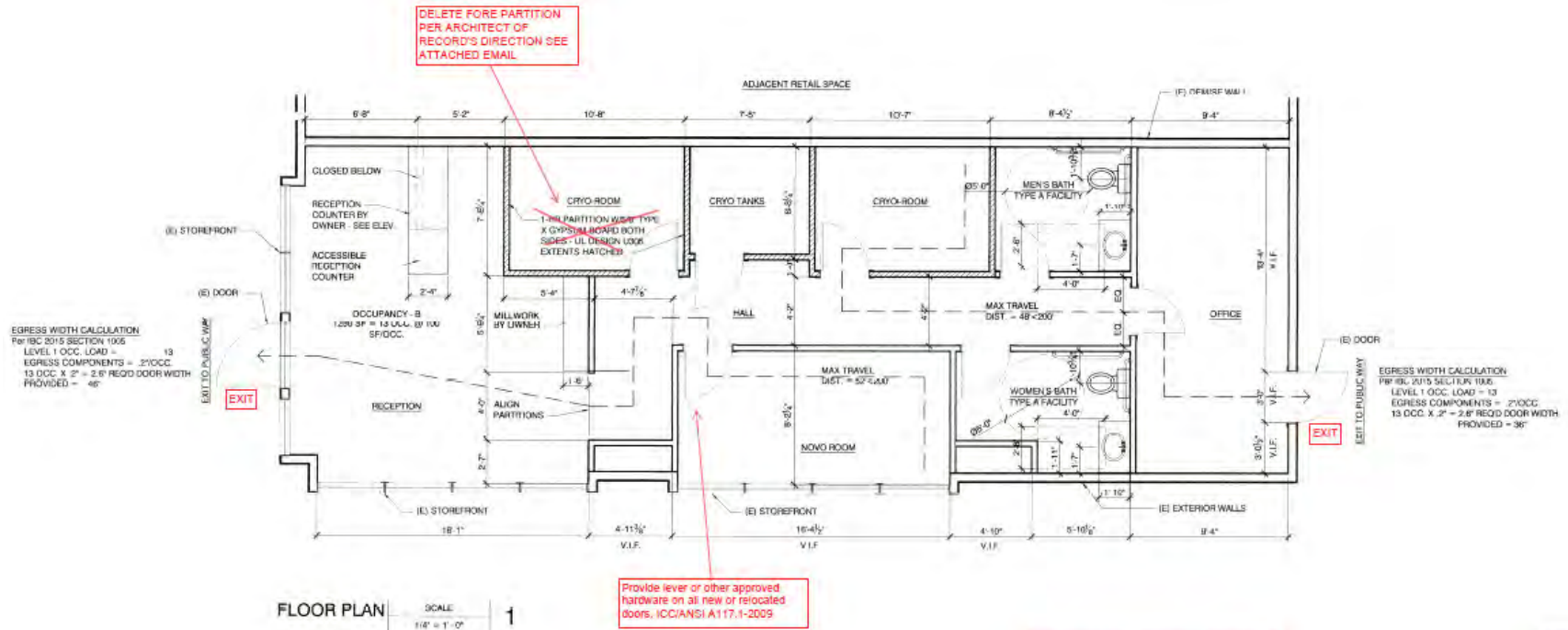


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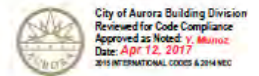
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SPACE 5420 | 1,200 SF



At all times during construction, maintain required exits, existing structural elements, fire protection devices and sanitary safeguards per 2015 IBC 3302.1



RSN: 1192404  
Permit #: 17-1264865 LT







## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	9,208	89,990	297,232
2027 Projected Population	9,124	89,584	299,952
Projected Annual Growth 2022 to 2027	-0.18%	-0.09%	0.18%

### Daytime Population

2022 Daytime Population	8,311	78,687	363,972
Workers	3,769	39,240	234,476
Residents	4,542	39,447	129,496

### Income

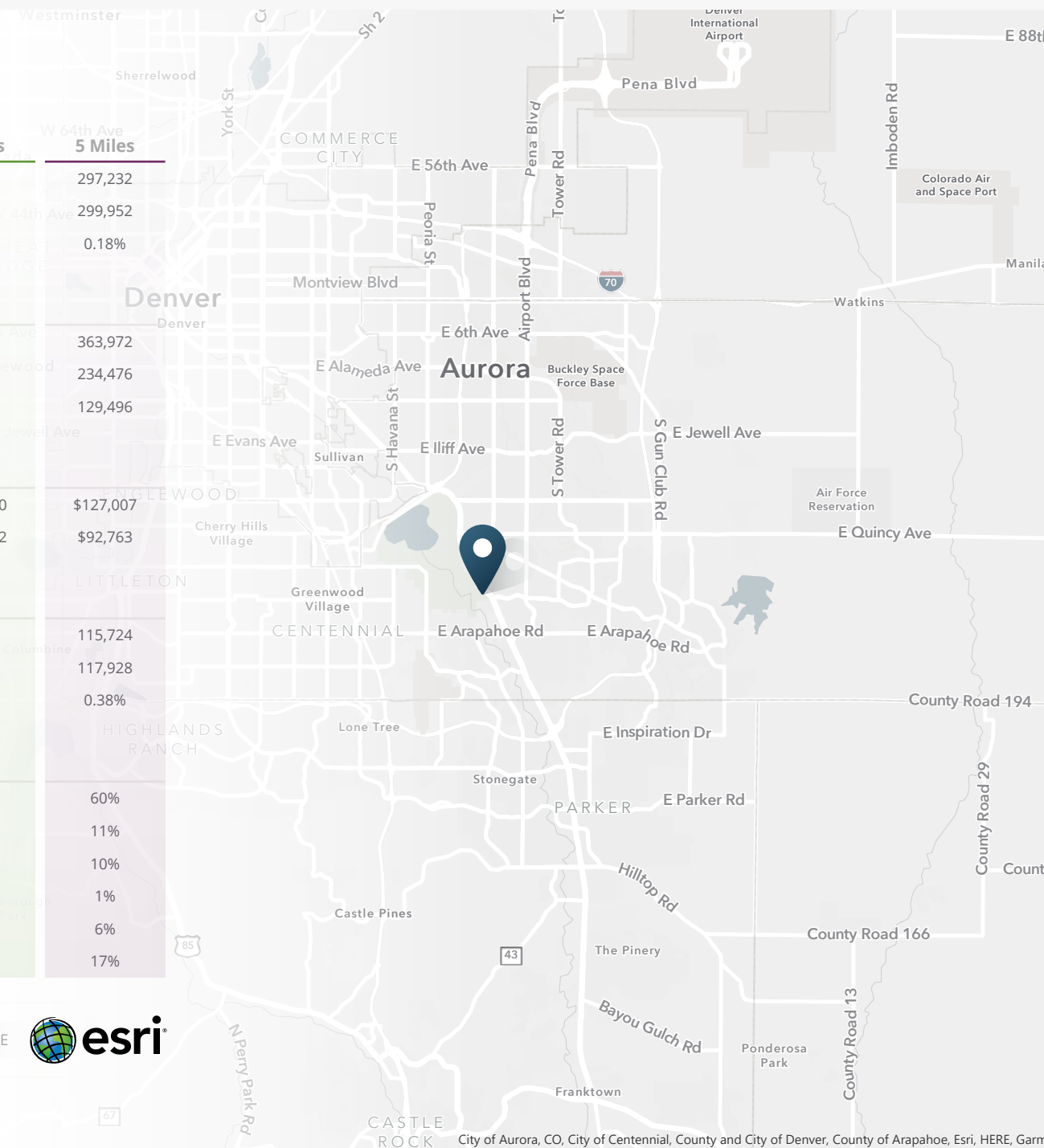
2022 Est. Average Household Income	\$184,425	\$145,080	\$127,007
2022 Est. Median Household Income	\$139,516	\$105,642	\$92,763

### Households & Growth

2022 Estimated Households	3,465	33,046	115,724
2027 Projected Households	3,469	33,171	117,928
Projected Annual Growth 2022 to 2027	0.02%	0.08%	0.38%

### Race & Ethnicity

2022 Est. White	66%	63%	60%
2022 Est. Black or African American	8%	9%	11%
2022 Est. Asian or Pacific Islander	12%	10%	10%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	3%	5%	6%
2022 Est. Hispanic	10%	15%	17%





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