

TRADE AREA DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Population | 17,943 | 169,021 | 437,696 |
| Average HH Income | \$77,975 | \$68,112 | \$81,804 |
| Businesses | 1,454 | 7,155 | 21,295 |
| Employees | 11,383 | 60,839 | 217,622 |

Source: Applied Geographic Solutions, 2017 Estimates

TRAFFIC COUNTS

| | |
|---------------------------------------|-----------------|
| On Parker Rd northwest of Havana St | 38,716 Cars/day |
| On Parker Rd southeast of Havana St | 42,813 Cars/day |
| On Havana Street south of Parker Road | 33,013 Cars/day |
| On Havana Street north of Parker Road | 35,978 Cars/day |
| On Iliff Avenue east of Parker Road | 29,492 Cars/day |
| On Iliff Avenue west of Parker Road | 33,280 Cars/day |

Source: CDOT 2017

VILLAGE ON THE PARK

RETAIL SPACE AVAILABLE FOR LEASE

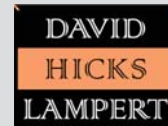
NWC OF PARKER ROAD & HAVANA STREET - AURORA, CO 80014



- Major redevelopment planned 1st Quarter 2019 delivery.
- Redevelopment underway.
- Demolition to commence early 2018.
- New junior anchor, in-line and end-cap space for lease.
- Located in the heart of the Havana Street retail corridor.
- Join Ross Dress For Less, TJ Maxx and Shoe Carnival.
- Monument signage available.
- Great visibility and access from Parker Road, Iliff Avenue, and Havana Street.

FOR MORE INFORMATION, PLEASE CONTACT:

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VILLAGE ON THE PARK

NWC OF PARKER ROAD & HAVANA STREET - AURORA, CO 80014



- Located in the On Havana Street business improvement district - over 50% of retail sales in Aurora occur in the district.
- 4.3 miles along Havana Street from 6th Avenue to Dartmouth Avenue.
- Top retail district in Aurora.
- High traffic; high visibility sites available.
- Undergoing major redevelopment and renovation with new retail space.



Site plans are conceptual and subject to changed or modified without notice.

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