TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,943	169,021	437,69
Average HH Income	\$77 , 975	\$68,112	\$81 , 80
Businesses	1,454	7 , 155	21,295
Employees	11,383	60,839	217,62

Source: Applied Geographic Solutions, 2017 Estimate

TRAFFIC COUNTS

Source: CDOT 2017

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 Hiff Avenue west of Parker Road	33.280 Cars/day

SAFEWAY ()

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VILLAGE ON THE PARK

RETAIL SPACE AVAILABLE FOR LEASE

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

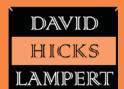


- Major redevelopment planned 1st Quarter 2019 delivery.
- Redevelopment underway.
- Demolition to commence early 2018.
- New junior anchor, in-line and end-cap space for lease.
- Located in the heart of the Havana Street retail corridor.
- Join Ross Dress For Less, TJ Maxx and Shoe Carnival.
- Monument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

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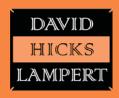
VILLAGE ON THE PARK

TENANT
TENANT
TOTAL
TOTA

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 concentral and subject to changed or modified without notice

(30,7/7/8 CPD) **IliffAvenue** SHOE **SUITE TENANTS** SQ. FT. TJ Maxx 28,140 SF Havana Street **Shoe Carnival** 9,600 SF Tofu House 3,600 SF Juno Hair 1,195 SF Sir Speedy 2,400 SF **AVAILABLE** 1,130 SF Glasstek 15,270 SF Smoothie/Tea 1,261 SF Tarboosh 1,800 SF **Deluxe Nails** 1,860 SF R. Staffard Beauty 3,660 SF 15A 180,288 GPD) Queen of Angel's Bookstore 1,200 SF 15B 30,187 SF Ross Dress For Less **us**bank **PENDING** 13,800 SF **AVAILABLE** 8,000 SF 15A AVAILABLE 8,000 SF **AVAILABLE** 5,000 SF **AVAILABLE** 3,000 SF **AVAILABLE** 6,000 SF Jersey Mike's Subs 1,800 SF US Bank 4,200 SF **AVAILABLE** 2,870 SF 22 **PENDING** 1,290 SF **PENDING** 23 3,515 SF

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatspeeper for the grouppy or use of this data.