

PAD SITE ADJACENT TO KOHL'S

11485 SOUTH TWENTY MILE ROAD | PARKER, CO 80134



AREA ANCHORS:

COSTCO Walmart*



STAPLES **KOHL'S**

BED BATH & BEYOND

Office DEPOT



SPROUTS FARMERS MARKET



PROPERTY HIGHLIGHTS

- Join Kohl's, Michaels, Bed, Bath & Beyond, Dressbarn, Maurices, and Famous Footwear at a fantastic shopping center in Parker, CO
- Approximately 1.25 acre pad site available with great visibility on highly trafficked thoroughfare
- Several national groups are already in the market
- Solid residential growth in the submarket
- High average household incomes

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	63,132	97,974	167,624
Avg HH Income	\$123,640	\$119,553	\$126,320
Employees	17,190	31,928	91,089
Businesses	2,247	3,350	7,225

TRAFFIC COUNTS

Source: CDOT 2016

On Parker Road south of Twenty Mile Rd	40,998 cars/day
On Twenty Mile Rd west of Parker Road	22,590 cars/day

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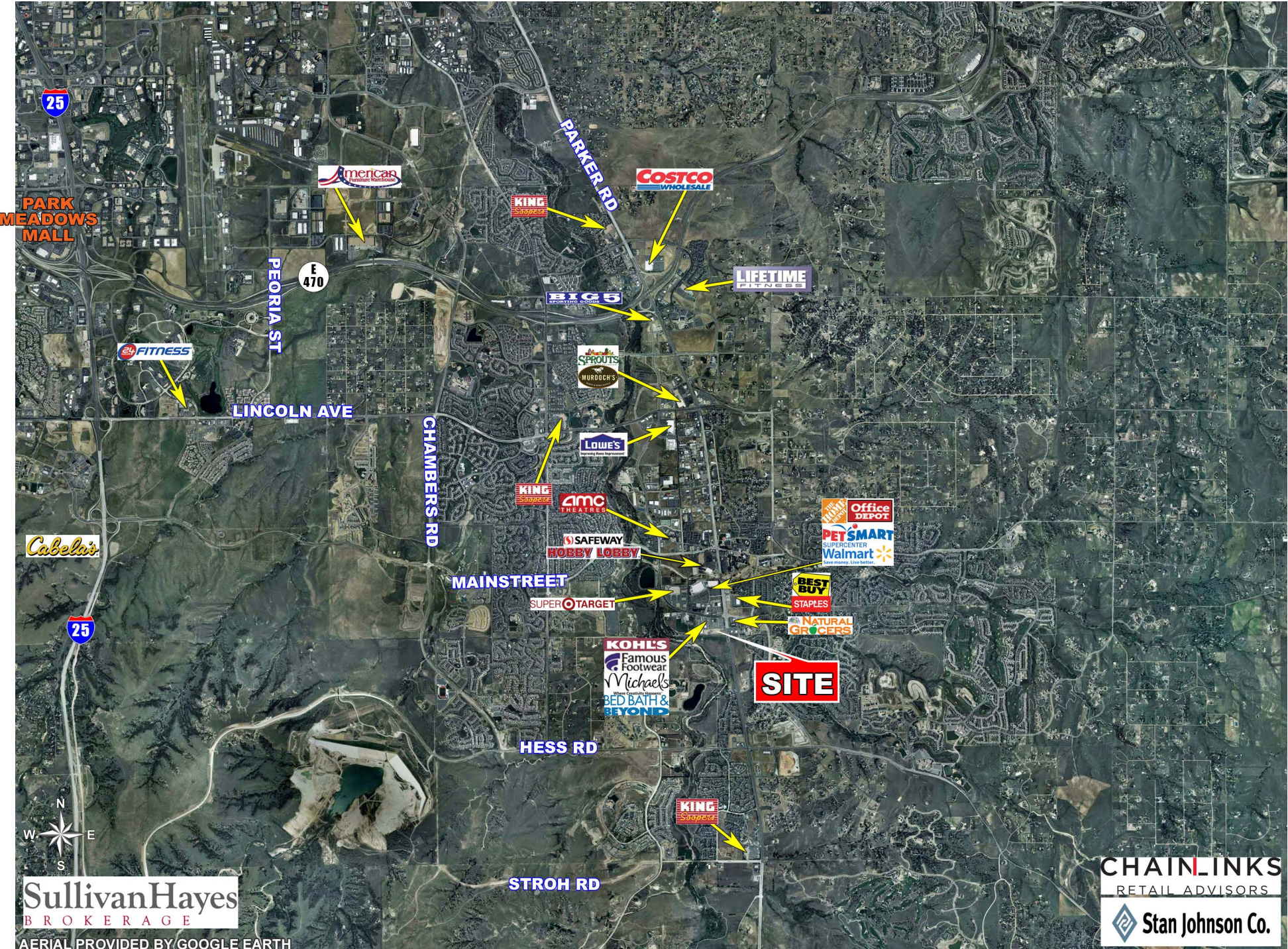
we are
RETAIL
CHAINLINKS
RETAIL ADVISORS

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BROKERAGE

AERIAL PROVIDED BY GOOGLE EARTH

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Stan Johnson Co.

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\KOHL'S\PARKER_TA.PSD