

POINT BELLEVUE

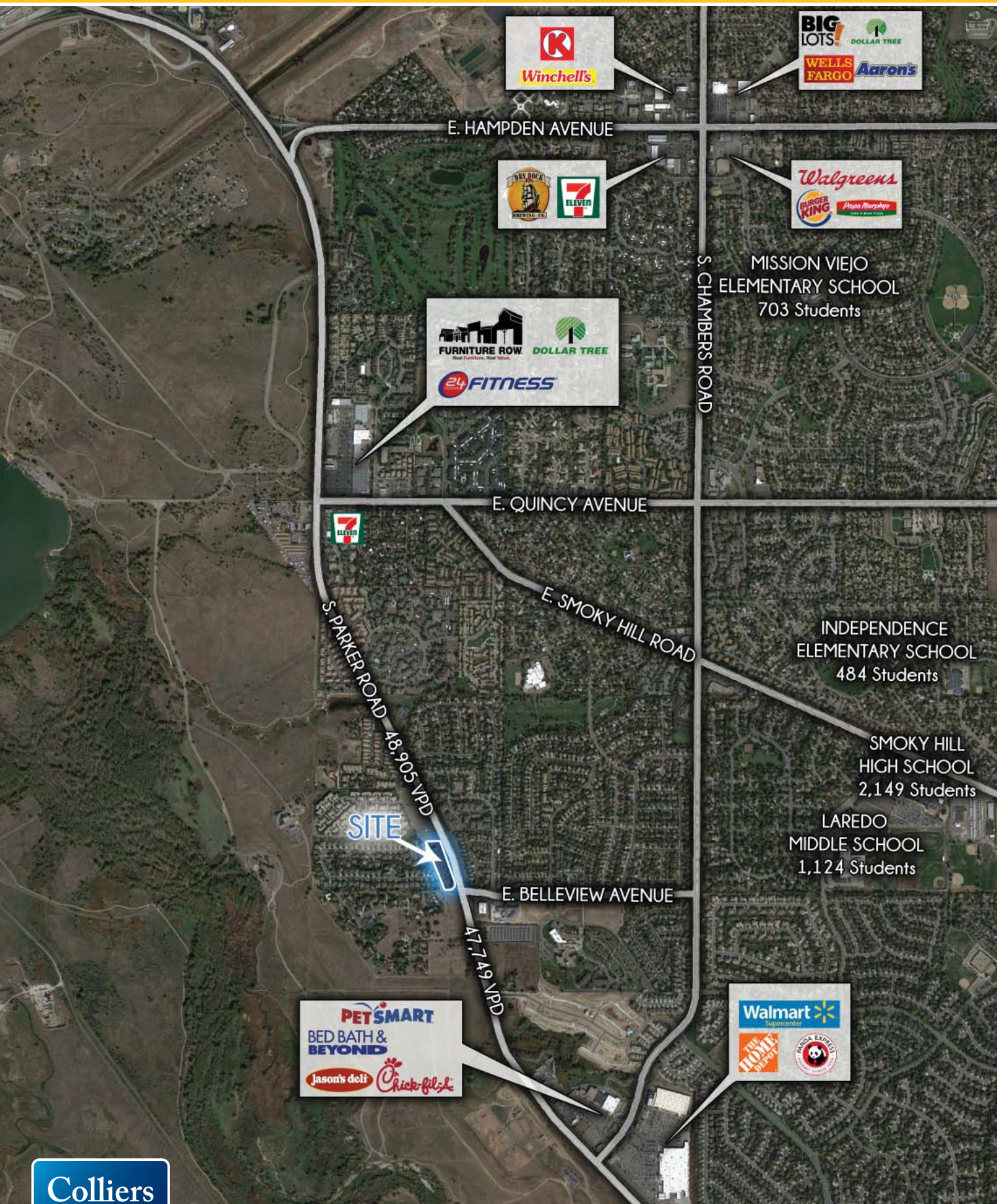
5001 South Parker Road
Aurora, CO 80015



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Highlights

Lease Rate: Contact Broker
Operating Exp.: \$6.60/SF

- > The property is close to Pioneer Hills Shopping Center with national retailers such as Wal-Mart, Chick-Fil-A, PetSmart, Jason’s Deli and more
- > High traffic counts and excellent visibility
- > Property is located along the busy Parker Road, which provides access to I-225 North/South



Traffic Counts

- > S. Parker Rd. North of Belleview Ave.: 48,905
- > S. Parker Rd. South of Belleview Ave.: 47,749

Source: MPSI 2014 Estimates

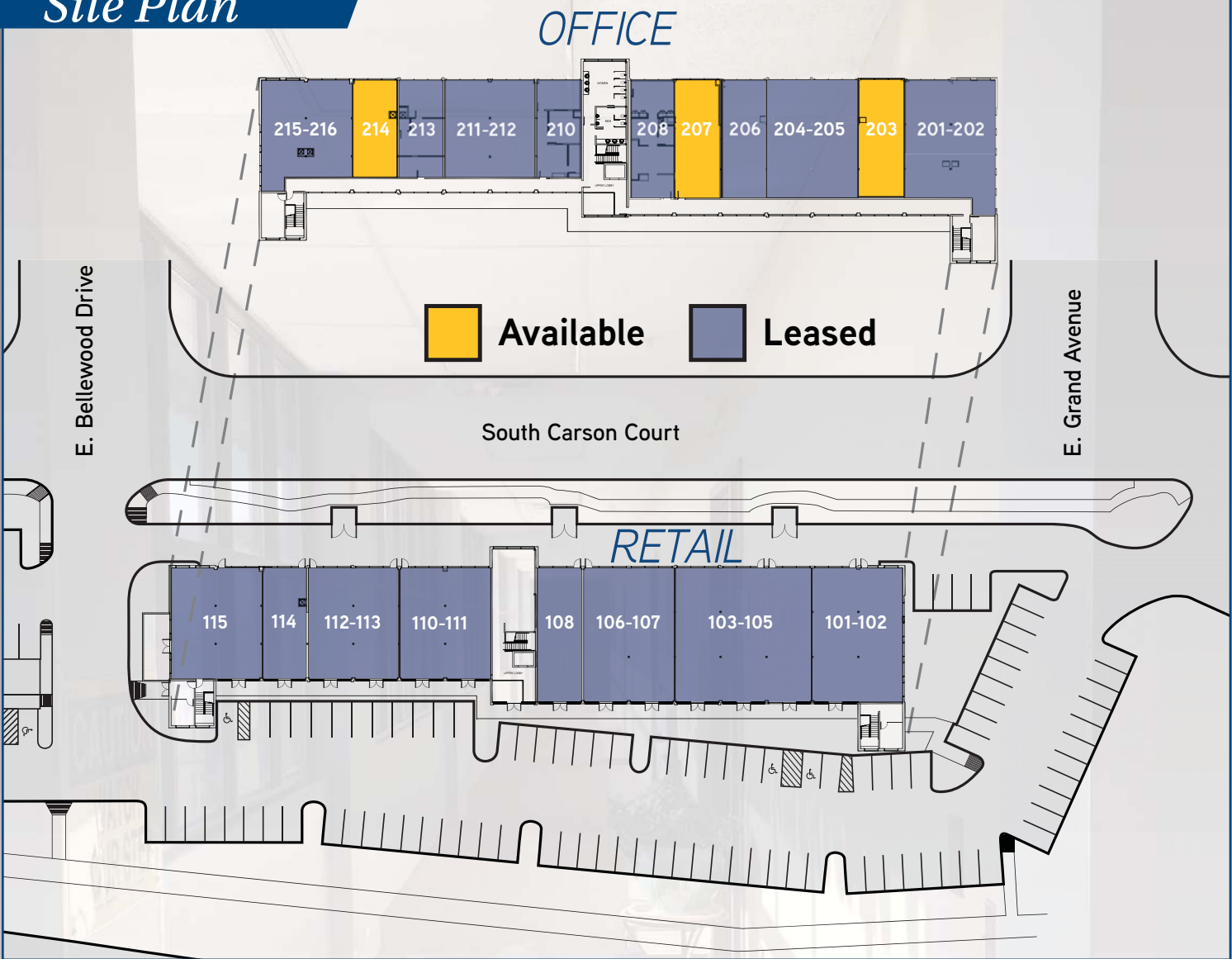
Demographics

	1 Mile	3 Miles	5 Miles
Population:	10,530	92,258	304,227
Average HH Income:	\$87,812	\$98,978	\$89,488
Daytime Population:	2,348	38,691	204,826

Source: ESRI 2015 Estimates



Site Plan



Ground Level - Retail

Suite	
101-102	Parkside Animal Health Center
103-105	Family Martial Arts Center
106-107	Ashby and Twiss, PLLC
108	Winners Circle
110-111	Liquor Store
112-113	Lunch on the Go
114	Gracious Paws
115	El Chubby’s Mexican Grill

Upper Level - Office

Suite	
201-202	Orthodontics
203	Available - 1,287 SF
204-205	Envision Eye Care
206	Heinrich Insurance
207	Available - 1,287 SF
208	Salon
210	American Family Insurance
211-212	Powerhouse Chiropractic
213	Zmily Health
214	Available - 1,053 SF
215-216	University of Colorado Nurses