

CALL FOR OFFERS

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[OFFERING MEMORANDUM]

Saddle Rock Retail South

E. ARAPAHOE ROAD & S. LIVERPOOL STREET | AURORA, CO

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Investment Offering Summary

Price: \$6,900,000 (\$238.56/SF)

Cap Rate: 6.10%

Saddle Rock Retail South is a four building, strip-retail center located at the busy intersection of East Arapahoe Road and South Liverpool Street. The shopping center boasts extremely high demographics with an average household income of \$151,757 within one mile and \$124,403 within three miles. The center is situated closely to the Saddle Rock Golf Course and is located directly across the street from Grandview High School with more than 2,500 students. The property is currently 94 percent occupied with 12 tenants comprising of 28,924 square feet. East Arapahoe Road and South Liverpool Street combine for traffic counts of approximately 40,000 cars per day. Current average in-place rents are \$15.66 per square foot NNN.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4
buildings

28,924
total square feet

4.12
acres

94%
leased

12
tenants

www.saddlerockretailsouth.com



RENTABLE AREA:

28,924 SF

SITE SIZE:

±4.12 Acres

BUILDING COVERAGE

RATIO:

16%

BUILDINGS:

4

PROPERTY DESCRIPTION:

Retail

FRONTAGE:

Frontage to S. Liverpool St.
and strong visibility from
E. Arapahoe Rd.

CITY/COUNTY:

Aurora/Arapahoe

PARCEL NO:

2073-26-1-37-001

ZONING:

PD-MU Per City of
Aurora Planning &
Zoning

SUBMARKET:

Southeast Retail




NORTH