

FOR LEASE > RETAIL SPACE

Saddle Rock Retail South

SEC ARAPAHOE ROAD & LIVERPOOL STREET, AURORA, CO



Contact Us

JASON F. KINSEY

303 283 4598

DENVER, CO

jason.kinsey@colliers.com

BRADY KINSEY

720 833 4618

DENVER, CO

brady.kinsey@colliers.com

COLLIERS INTERNATIONAL

4643 South Ulster Street, Suite 1000

Denver, CO 80237

www.colliers.com



1,626-3,169 RSF AVAILABLE



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SITE INFORMATION

Building Information

- > Available: 1,626 - 3,169 SF
- > Lease Rate: \$15.00 - 18.00/SF NNN
- > NNN: \$10.00/SF

Highlights

- > Easy access to and from neighborhood center
- > Access to over 2,500 students from neighboring Grandview High School
- > Ample parking
- > Close proximity to 1.9 million square foot Lifestyle Center, Southlands Mall

Demographics

	1 Mile	3 Miles	5 Miles
Population:	6,609	81,620	189,117
Average HH Income:	\$151,757	\$124,403	\$106,956
Daytime Population:	760	13,027	48,327

Source: ESRI, 2016 Estimates

Traffic Counts

Arapahoe Rd. West of Liverpool St.:	28,158 Cars/Day
Arapahoe Rd. East of Liverpool St.:	24,158 Cars/Day
Liverpool St. North of Arapahoe Rd.:	16,994 Cars/Day

Source: MPSI 2015 Estimates



SITE PLAN

