

POINT BELLEVUE

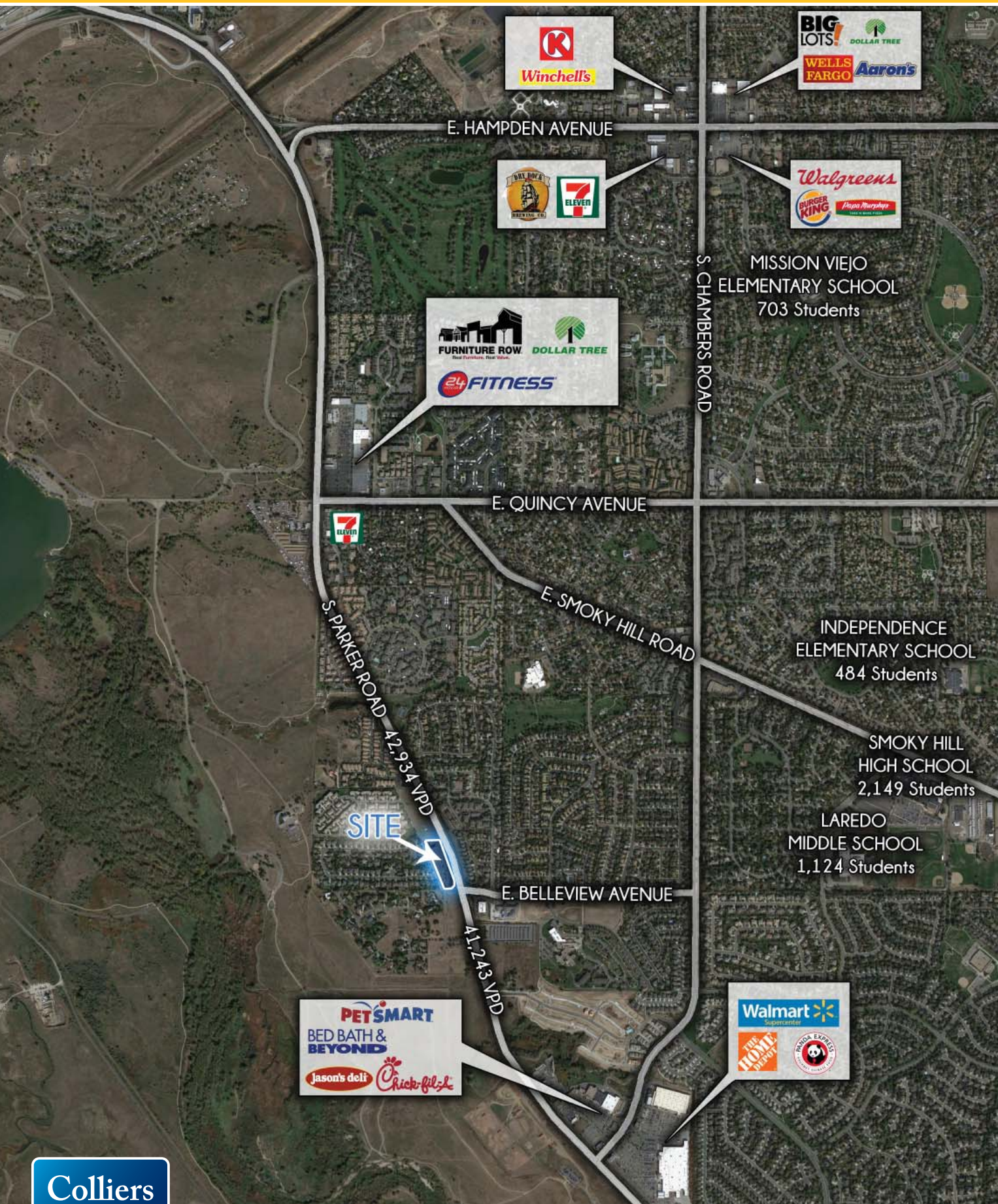
5001 South Parker Road
Aurora, CO 80015



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Highlights

Available: 2,000 SF Retail
1,053 - 1,287 SF Office

Lease Rate: Contact Broker

NNN: \$6.80/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
- Restaurant space available



Traffic Counts

- S. Parker Rd. North of Belleview Ave.: 42,934
- S. Parker Rd. South of Belleview Ave.: 41,243

Source: MPSI 2015 Estimates

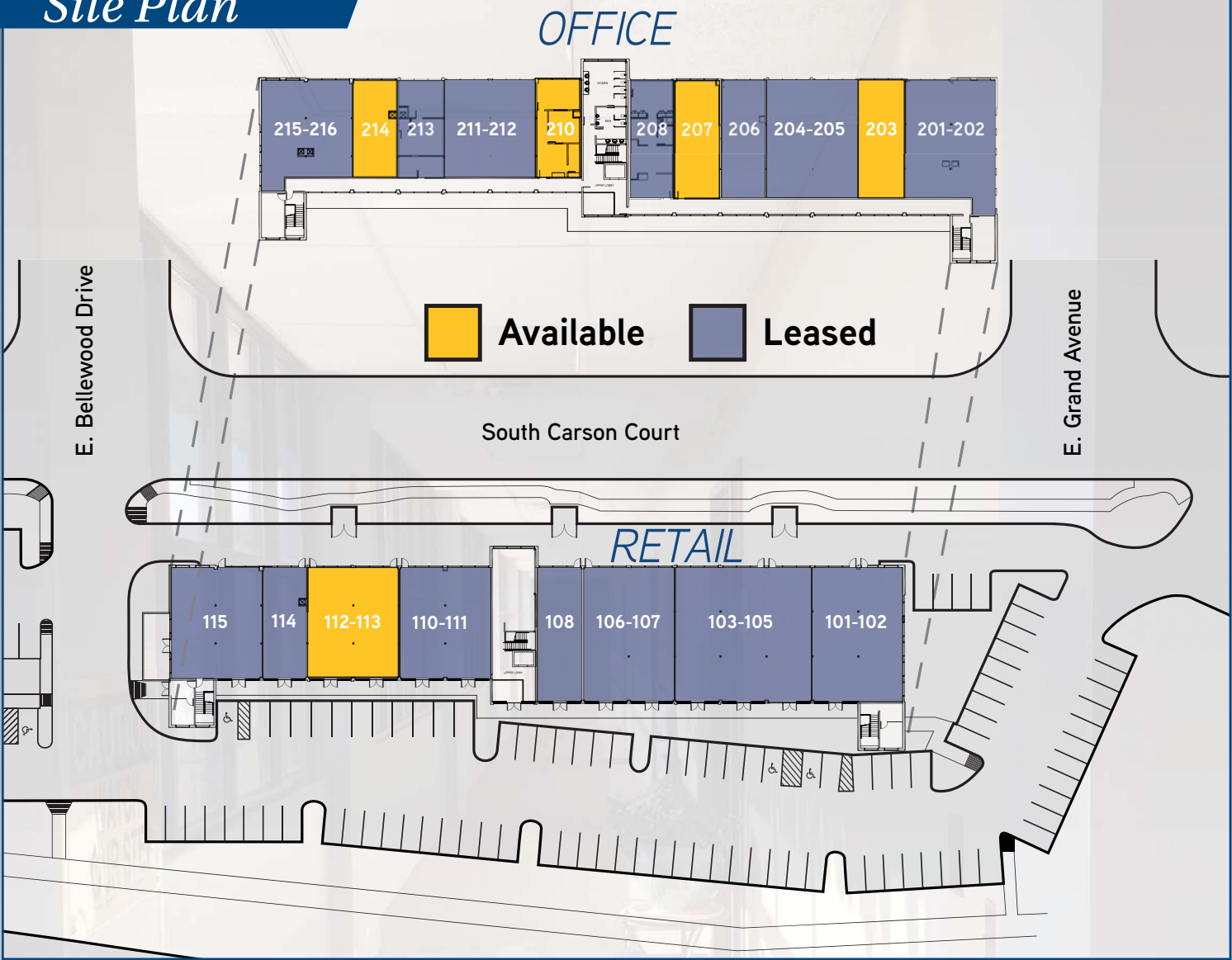
Demographics

	1 Mile	3 Miles	5 Miles
Population:	10,795	94,213	312,180
Average HH Income:	\$82,840	\$94,982	\$88,290
Daytime Population:	2,468	39,621	209,721

Source: ESRI 2016 Estimates



Site Plan



Ground Level - Retail

Suite	
101-102	Parkside Animal Health Center
103-105	Family Martial Arts Center
106-107	Meadow Hills Dental
108	Winners Circle
110-111	Liquor Store
112-113	Available - 2,000 SF
114	Gracious Paws
115	Las Hermanas Mexican Cafe

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	Available - 1,053 SF
211-212	Powerhouse Chiropractic
213	Farmers Insurance
214	Available - 1,053 SF
215-216	University of Colorado Nurses