



POINT BELLEVIEW

5001 South Parker Road
Aurora, CO 80015



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Highlights

Available: 2,000 - 3,600 SF Retail
1,053 - 1,287 SF Office

Lease Rate: Contact Broker

NNN: \$8.40/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.: 46,700
- > S. Parker Rd. South of Belleview Ave.: 45,427

Source: MPSI 2016 Estimates

Demographics

	1 Mile	3 Miles	5 Miles
Population:	10,930	97,559	321,518
Average HH Income:	\$89,103	\$100,933	\$93,919
Daytime Population:	7,953	85,656	364,639

Source: ESRI 2017 Estimates



Site Plan



Ground Level - Retail

Suite	Occupancy
101-102	Parkside Animal Health Center
103-105	Available - 3,600 SF
106-107	Meadow Hills Dental
108	Winners Circle
110-111	Liquor Store
112-113	Kitchen Commissary
114	Gracious Paws
115	Restaurant Available - 2,000 SF

Upper Level - Office

Suite	Occupancy
201-202	Orthodontics
203	Available - 1,287 SF
204-205	Envision Eye Care
206	Heinrich Insurance
207	Edward Jones
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

