

RETAIL SPACE
FOR LEASE
1,900 SF

SADDLE ROCK VILLAGE CENTER

22906 - 22986 E. SMOKY HILL ROAD, AURORA



1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM

PROPERTY DETAILS

AVAILABLE UNITS: 1,900 SF
HIGH TRAFFIC LOCATION
LOCATED AT E-470 AND SMOKY HILL ROAD

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
EST. POPULATION	7,666	56,272	133,928
AVG. HH INCOME	\$164,098	\$142,086	\$125,734
TOTAL HOUSING UNITS	2,342	17,486	44,126

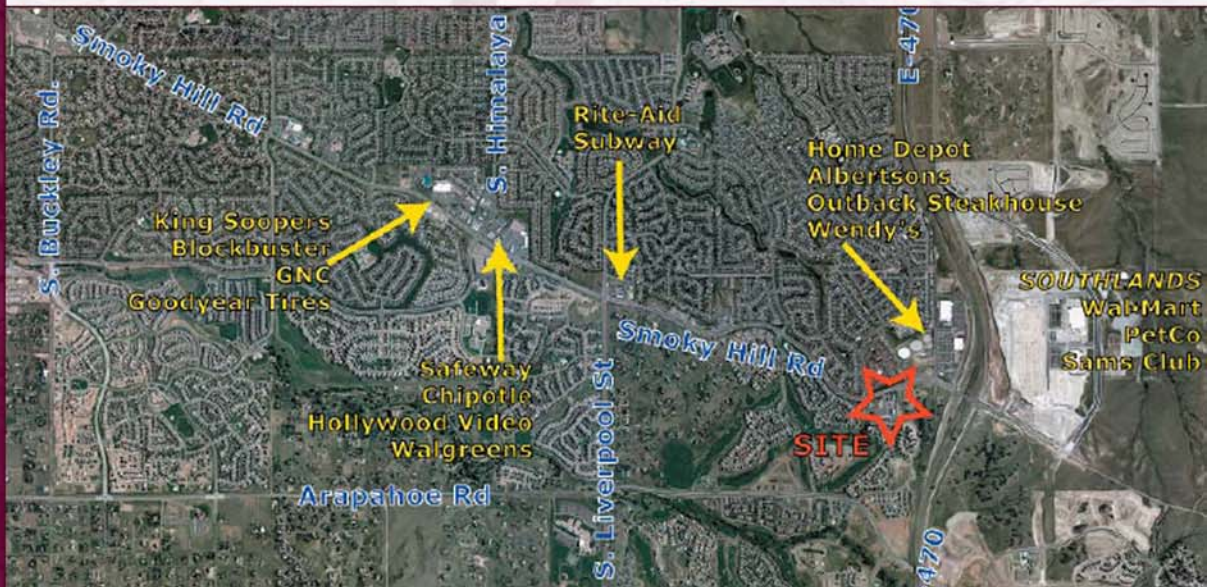
TRAFFIC COUNTS

DRCOG
SMOKY HILL W OF E-470: 21,243 VEHICLES PER DAY
SMOKY HILL E OF LIVERPOOL: 27,043 VEHICLES PER DAY



GREAT NEIGHBORHOOD CENTER WITH MONUMENT SIGNAGE IN 2 LOCATIONS.

TANNING SALON SPACE AVAILABLE



JOHN LIVADITIS
O: 303.592.7300
E: JOHN@AXIORE.COM

TANNER JOHNSON
O: 303.592.7300
E: TANNER@AXIORE.COM

RETAIL SPACE
FOR LEASE
1,900 SF

SADDLE ROCK VILLAGE CENTER

22906 - 22986 E. SMOKY HILL ROAD, AURORA, CO



1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM



JOHN LIVADITIS
o: 303.592.7300
E: JOHN@AXIORE.COM

TANNER JOHNSON
o: 303.592.7300
E: TANNER@AXIORE.COM