

EASTRIDGE RETAIL SPACE AVAILABLE

3005-3095 Peoria Street, Aurora, CO



DEMOGRAPHICS



POPULATION

1 Mile:	14,351
2 Mile:	151,153
3 Mile:	409,471



EMPLOYEES

1 Mile:	12,880
2 Mile:	51,447
3 Mile:	220,610



AVG. HH INCOME

1 Mile:	\$101,247
2 Mile:	\$109,847
3 Mile:	\$125,790



HOUSEHOLDS

1 Mile:	6,834
2 Mile:	65,857
3 Mile:	174,692



TRAFFIC COUNTS

Peoria St at Site:	21,506 vpd
Parker w/o Peoria:	61,135 vpd
I-225 s/o Parker:	162,729 vpd

CONTACT

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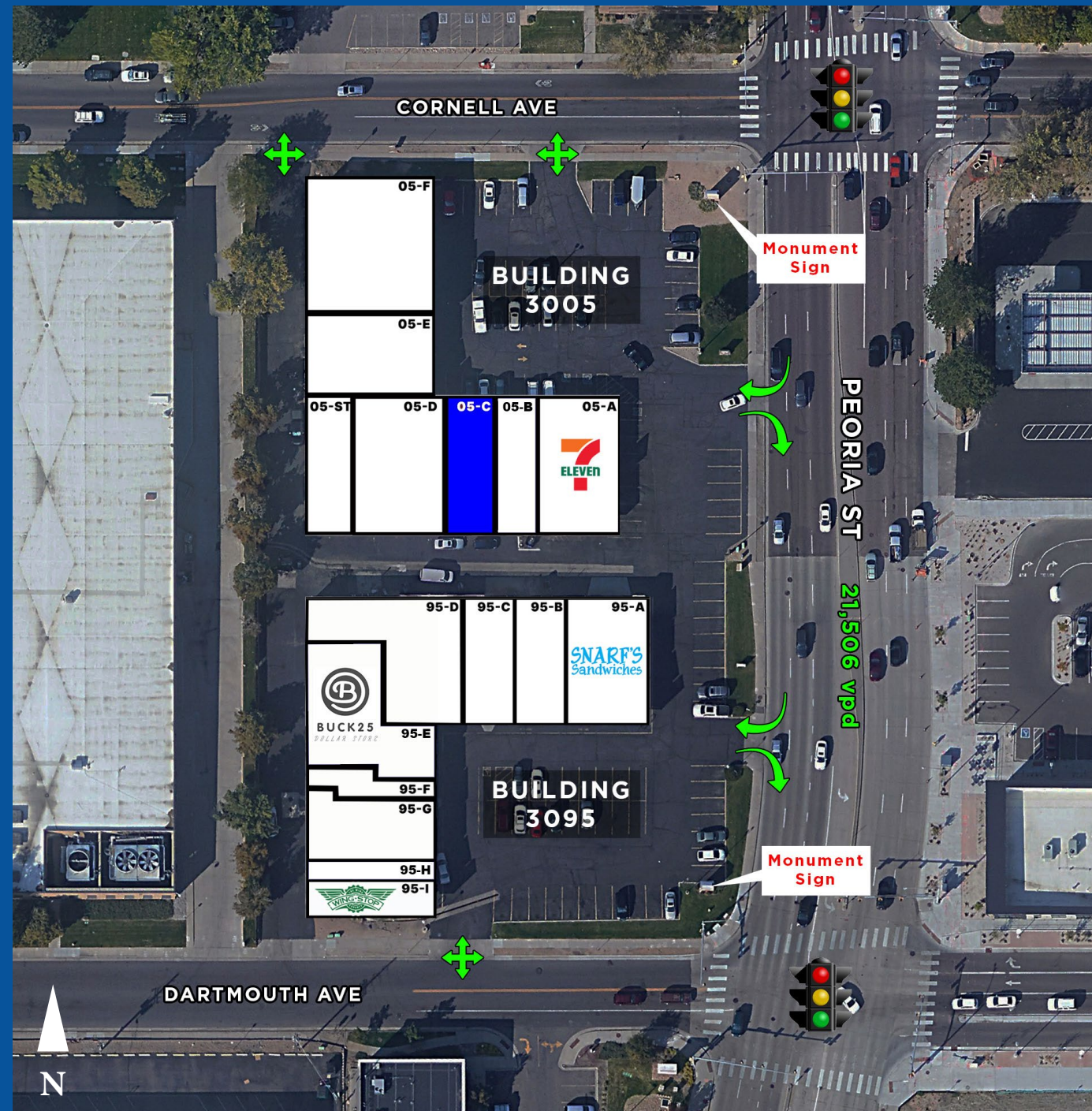


PROPERTY OVERVIEW

- 1,320 SF available
- Located at the busy intersection of Parker Road and S Peoria Street, just off of I-225
- Great visibility to Peoria Street
- Monument signage available

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SITE PLAN

Building 3005

05-A	7-Eleven	2,400 SF
05-B	All Nations Massage	1,290 SF
05-C	AVAILABLE	1,320 SF
05-D	Danish Market	2,520 SF
05-E	Silla Restaurant	3,021 SF
05-F	Front Range Tires	4,160 SF
05-ST	JTB Contractors	1,728 SF

Building 3095

95-A	Snarf's Sandwiches	2,400 SF
95-B	Night Shift Saloon	1,874 SF
95-C	Planet X Tattoo	1,250 SF
95-D	India's Market	3,556 SF
95-E	Buck25	3,084 SF
95-F	New Era Barbershop	883 SF
95-G	L&A Market	1,117 SF
95-H	ClawPaw	880 SF
95-I	Wingstop	1,400 SF

PEORIA ST
21,506 vpd

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