

RETAIL AND OFFICE  
SPACE FOR LEASE

# PARKER LANDING SHOPPING CENTER



**3106 S. PARKER ROAD  
AURORA, COLORADO 80014**

## FEATURES

Strategically located just west of the Nine Mile Station Light Rail Station, the main station along the I-225 corridor connecting the trade area to DIA, the Denver Tech Center and Denver Union Station.

Dominant north-south traffic thoroughfares.

Over 54,000 vehicles per day pass the property.

## DEMOGRAPHICS (2022)



**POPULATION**

1 MILE: 13,555  
3 MILES: 153,453  
5 MILES: 419,702



**HOUSEHOLDS**

1 MIILE: 6,205  
3 MILES: 68,686  
5 MILES: 180,070



**HOUSEHOLD  
INCOME  
(MEDIAN)**

1 MIILE: \$63,910  
3 MILES: \$65,828  
5 MILES: \$70,699

## LEASING INFORMATION

### ASKING RATES

Call for details.

### 2024 EST. NNN

\$7.44/sq. ft.

### TERMS

3-5 year leases.

### MAXIMUM CONTIGUOUS

2,300 sq. ft.

### MINIMUM SF

2,300 sq. ft.

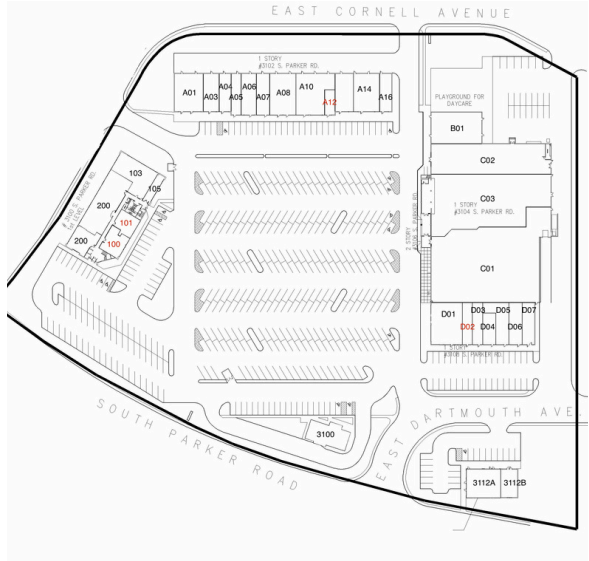
WESTERN CENTERS  
10555 E. DARTMOUTH AVE. SUITE 360  
AURORA, CO 80014



303.306.1000  
LEASING@WESTERNCENTERS.COM  
WWW.WESTERNCENTERS.COM

SUITE	TENANT	SQ. FT.
3100	Office Building (Under Contract)	23,610
3110	Wendy's	0
<b>3112A</b>	<b>AVAILABLE</b>	<b>2,300</b>
3112B	Pap Rick's Pizza	1,300
A01	Sara's Restaurant	1,605
A02	Appliance Emporium	1,232
A03-A04	Afghan Carpets & Clothes	2,380
A05	TG Eyebrow Threading	1,100
A06	Afghan Mini Market	1,560
A07	SAI Jewelers & Repair	1,300
A08	Carniceria Mi Mexico	2,600
A10, A12	Star of India	3,948
A14	Select Physical Therapy of Denver	2,400
A16	American Family Insurance	1,161
B01	Parker Learning Center	5,536
C01	Arc Thrift Stores	20,539
C02	Sherwin Williams	8,671
C03	Dollar Tree Stores	14,992
D01	Sonoda's Restaurant	3,155
D02	AyGuey Mexican Snacks	952
D03	A-1 Shoe & Luggage Repair	1,099
D04	Freddie's Barber Shop	1,020
D05	Parker Cleaners	1,580
D06	Aurora RX Pharmacy	1,300
D07	H&R Block Enterprises, LLC	1,300

**SITE MAP**



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LEASING OPPORTUNITIES**

