

RETAIL FOR LEASE



EASTWOOD VILLAGE
3140 S. PARKER ROAD
AURORA, COLORADO
80014



Eastwood Village is a 22,030 square foot retail center located on South Parker Road and Peoria and is easily accessible from Parker Road, Peoria and I-225. It is located less than 4 miles to the Nine Mile Station.

The Center has great visibility from Parker Road and is located across Peoria from the Nine Mile Station.

The property is surrounded by numerous amenities such as Starbucks, Popeye's Chicken, India's Harvest, and Taco Bell. It is also conveniently located near a King Soopers, Firestone Auto Service store, and Radisson Hotel. The retail center benefits from the many apartments and housing communities surrounding the property.

Current tenants include Dairy Queen, Insurance, Barber, Anny Pan Taylor, Las Tortugas Mexican Restaurant, Bombay Bazaar, Masalaa Restaurant, Majestic Saloon and Karm's Skincare.

1,156 SF In-Line Space

Suite #12 is next door to Dairy Queen and faces Parker Road

\$15.00 NNN

Rent: \$1,445.00/Month

CAM: \$814.02/Month

Total: \$2,259.02/Month

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	22,030 sf	SITE SIZE	5 Acres
YOC	1982	PARKING	Surface
MATERIALS	Masonry	ZONING	B-2
CAM (2024)	\$8.45	TAXES (2022)	\$48,656.72

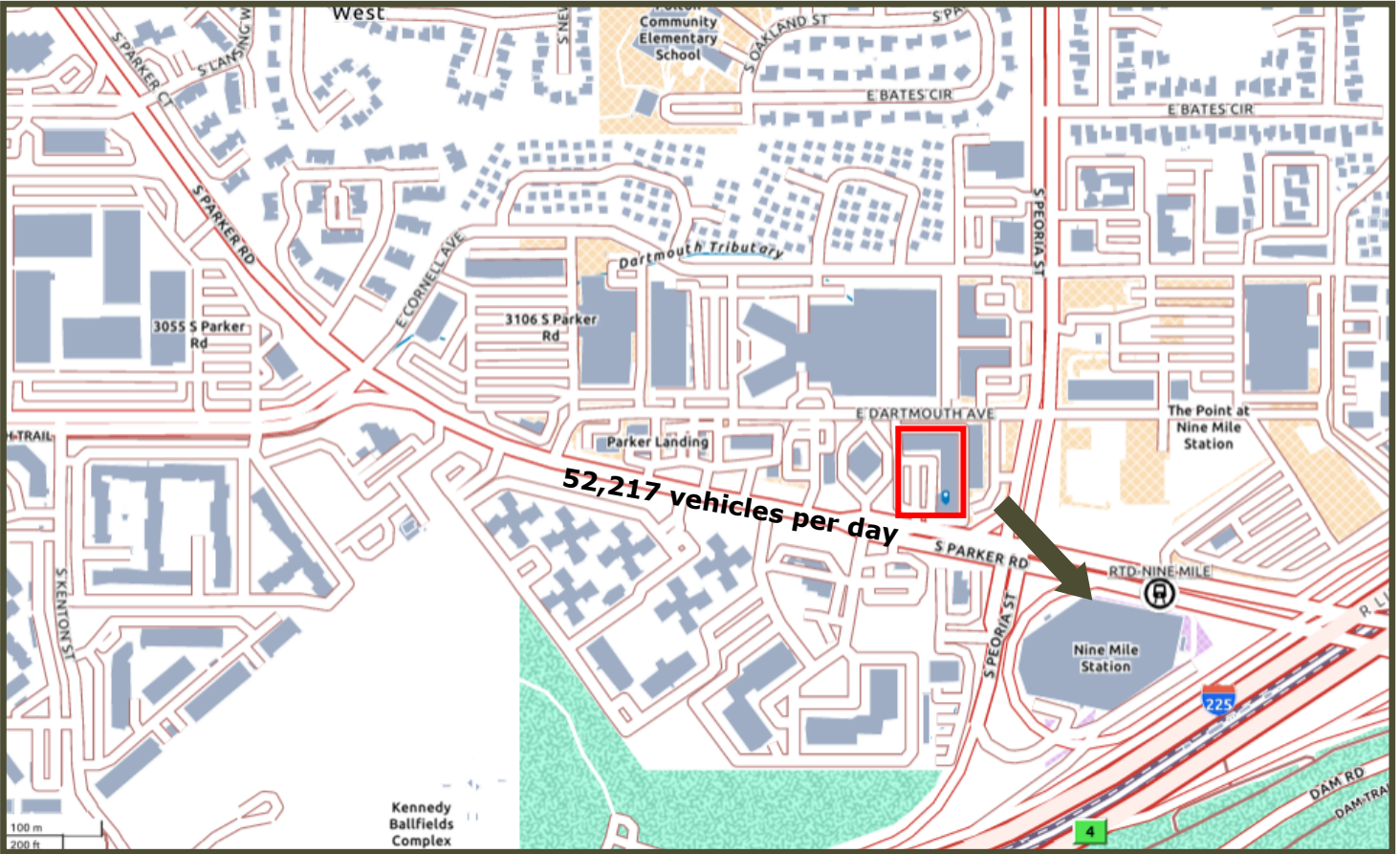
FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM—303-692-1816
6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



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DEMOGRAPHICS (2023)			
<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	13,923	150,752	418,417
Households	6,555	64,313	173,475
Median Income	\$61,614	\$68,962	\$76,192
Traffic Counts	52,217	S. Parker Road	

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 Terms of sale or lease and availability are subject to change or withdrawal without notice.