

RETAIL & OFFICE SPACE FOR LEASE



PARKER LANDING

3106 S. Parker Road, Aurora, CO 80014

PROPERTY FEATURES

Waterway Carwash coming late 2025!

Major façade remodel with new paint, tenant signage, and more.

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

LEASING INFORMATION

Asking Rates:	Call for details.
Est. NNN (2024):	\$7.44
Lease Terms:	3-5 year leases.
Max. Contiguous:	14,992 Sq. Ft.
Minimum Sq. Ft.:	14,992 Sq. Ft.

DEMOGRAPHICS (2024)



1 MILE:	14,562
3 MILES:	153,588
5 MILES:	417,266



1 MILE:	6,328
3 MILES:	66,061
5 MILES:	173,593



1 MILE:	\$65,864
3 MILES:	\$67,979
5 MILES:	\$72,606



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PARKER LANDING

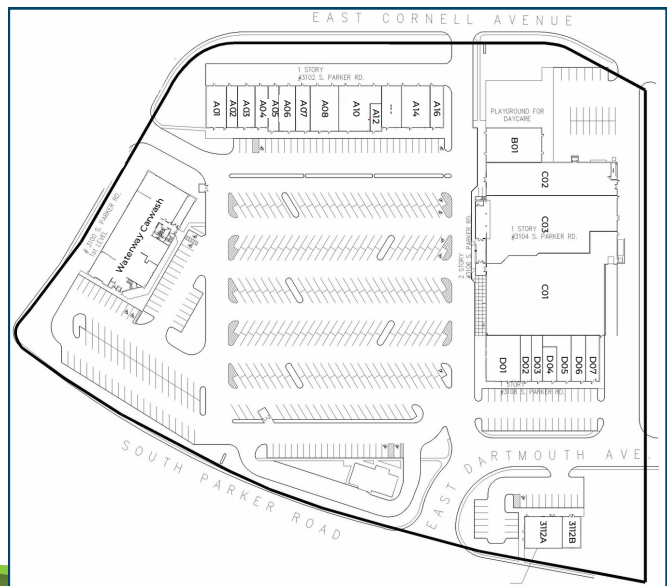
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FAÇADE REMODEL IN PROGRESS!



SUITE	TENANT	SQ. FT.
3110	Wendy's	-
3112A	SLW Veterinary (<i>coming soon!</i>)	2,300
3112B	American Denver Pizza	1,300
A01	Sara's Market & Bakery	1,605
A02	Appliance Emporium	1,232
A03-A04	Afghan Carpet & Clothes	2,380
A05	TG Eyebrow Threading	1,100
A06	Afghan Mini Market	1,560
A07	Yes Oro	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 Store	20,539
C02	Sherwin Williams	8,671
C03	AVAILABLE	14,992
D01	Sonoda's Restaurant	3,155
D02	Ay Guey 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	1,300
D07	H&R Block	1,300

SITE MAP



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