RETAIL & OFFICE SPACE FOR LEASE



PARKER LANDING

3106 S. Parker Road, Aurora, CO 80014

PROPERTY FEATURES

Anchored by Waterway Carwash and Wendy's!

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):	$8.00
Lease Terms:	3-5 year leases.
Max. Contiguous:	14,992 Sq. Ft.
Minimum Sq. Ft.:	1,232 Sq. Ft.

Explore More Western Centers Leasing Opportunities!

DEMOGRAPHICS (2024)

POPULATION	**1 MILE:**	14,688
	3 MILES:	154,425
	5 MILES:	423,867
HOUSEHOLDS	**1 MILE:**	6,429
	3 MILES:	66,599
	5 MILES:	176,044
HOUSEHOLD INCOME (MEDIAN)	**1 MILE:**	$69,025
	3 MILES:	$76,971
	5 MILES:	$83,770

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

WESTERN CENTERS INC

303.306.1000
LEASING@WESTERNCENTERS.COM
WWW.WESTERNCENTERS.COM

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SUITE	TENANT	SQ. FT.
3110	Wendy's	-
3112A	**Barker Road**	**2,300**
31112B	Linique Pizza	1,300
A01	Afghan Restaurant	1,605
A02	AVAILABLE	1,232
A03	Goldstar Hotlinks	1,270
A04	Yashitobaeei	1,124
A05	TG Eyebrow Threading	1,100
A06	Afghan Market	1,560
A07	SAI Jewelers & Repair	1,300
A08	Carniceria Mi Mexico	2,600
A10-A12	Spice Kitchen	3,948
A14	Select Physical Therapy of Denver	2,400
A16	The Face Shop	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	The Pet Parlor	1,300

SITE MAP



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