



Village on the Park

Aurora, CO

Denver-Aurora-Lakewood (CO)



Nick Freddo

Leasing Representative

(303) 529-0641

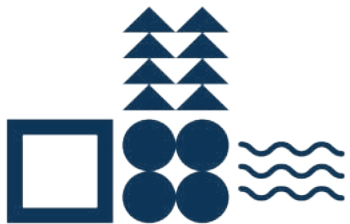
nfreddo@kimcorealty.com





As of 02/05/24

AERIAL



GROSS LEASABLE AREA (GLA)	158,303 SF
PARKING SPACES	802
PARKING RATIO	5.07 per 1,000 SF

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DENSITY AERIAL



Property Overview

Village on the Park is located at the intersections of the Parker Road, Havana Street, and Iliff Avenue. The center is at the Gateway to the Havana Retail District, Aurora's strongest retail corridor.

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Available Curbside Pick-up



	TENANT	SQ FT
1	So Gong Dong Tofu Since 1962	3,600
2	Yemen Grill	1,800
3	Lux Nails & Lashes	2,000
4	Daiso	8,455
8	Abyssinia Mart	1,130
9	Dollar Tree	15,270
10	Coco Loco	1,261
11	Ross Dress for Less	30,187
12	BB.Q Chicken	2,491
13	Miyamoto Family Dental	1,520
14	Jersey Mike's Subs	1,800
15	TJ Maxx	28,140
16	Shoe Carnival	9,600
18	First Watch	4,241
19	America's Best Contacts & [...]	3,515
20	Five Below	8,700
26	U.S. Bank	3,880
28	Old Navy	13,800
30	Davids Bridal	7,303
31	Xfinity	2,500
31A	Cabinet IQ	2,498
32	Available (Former Restaurant)	1,470
35	Nanas Dim Sum & Bao	3,142

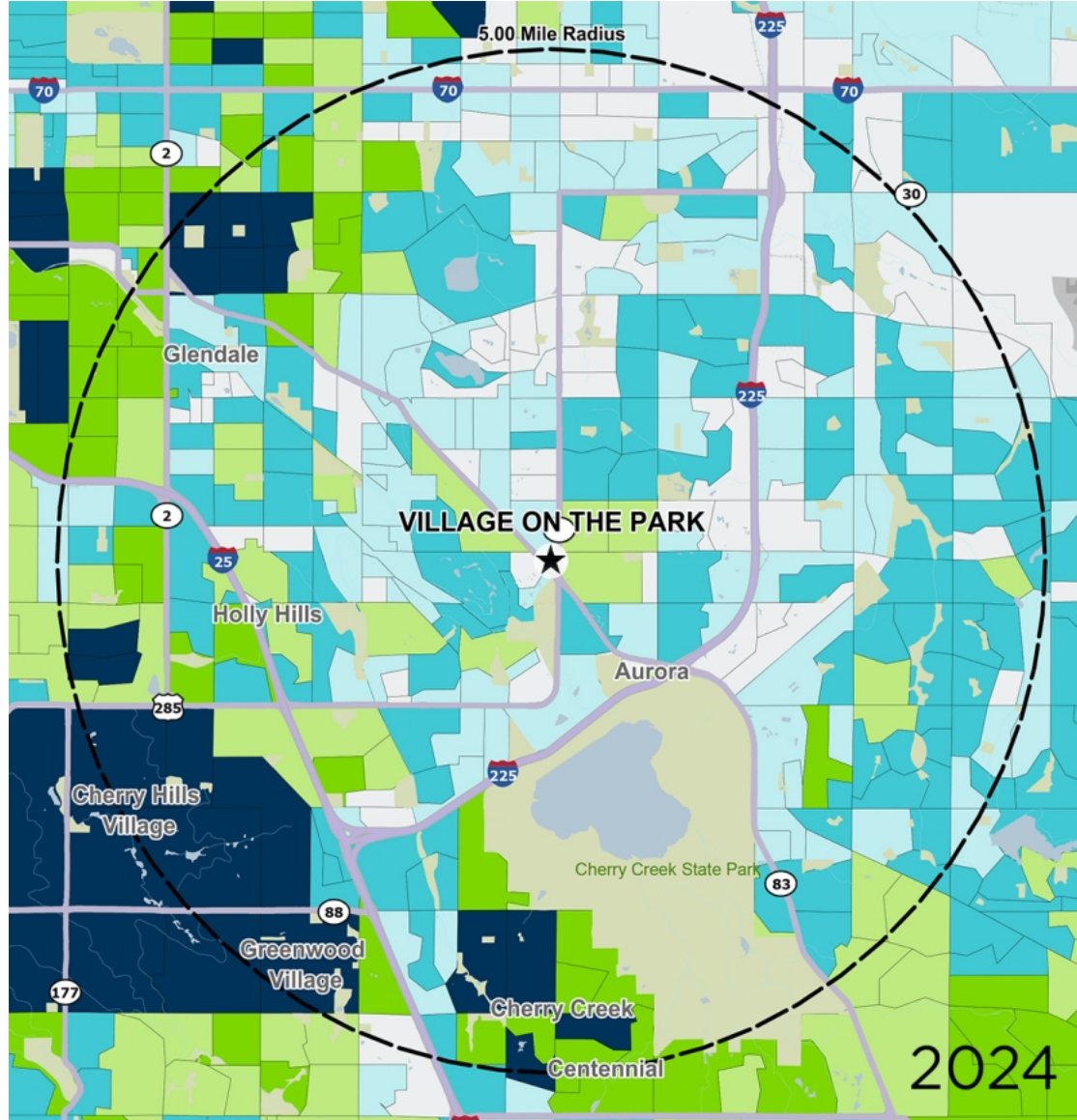
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	18,428	167,477	439,290
Daytime Pop	18,663	161,090	522,262
Households	8,278	75,575	185,009
Average HH Income	\$108,008	\$94,017	\$116,012
Median HH Income	\$78,862	\$72,201	\$79,897
Per Capita Income	\$48,598	\$42,824	\$49,271

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

■ \$300K and up	■ \$100K - \$150K
■ \$200K - \$300K	■ \$75K - \$100K
■ \$150K - \$200K	■ < \$75K



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S. Parker Rd. & Havana St., Aurora, CO



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