



Village on the Park

Aurora, CO

Denver-Aurora-Lakewood (CO)



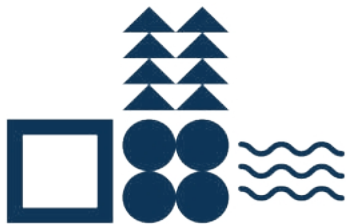
Nick Freddo
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As of 02/05/24

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

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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	Comcast and/or Xfinity	2,500
31A	Available	2,498
32	ShareTea	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, curbside 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, curbside or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes 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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www.kimcorealty.com/106820

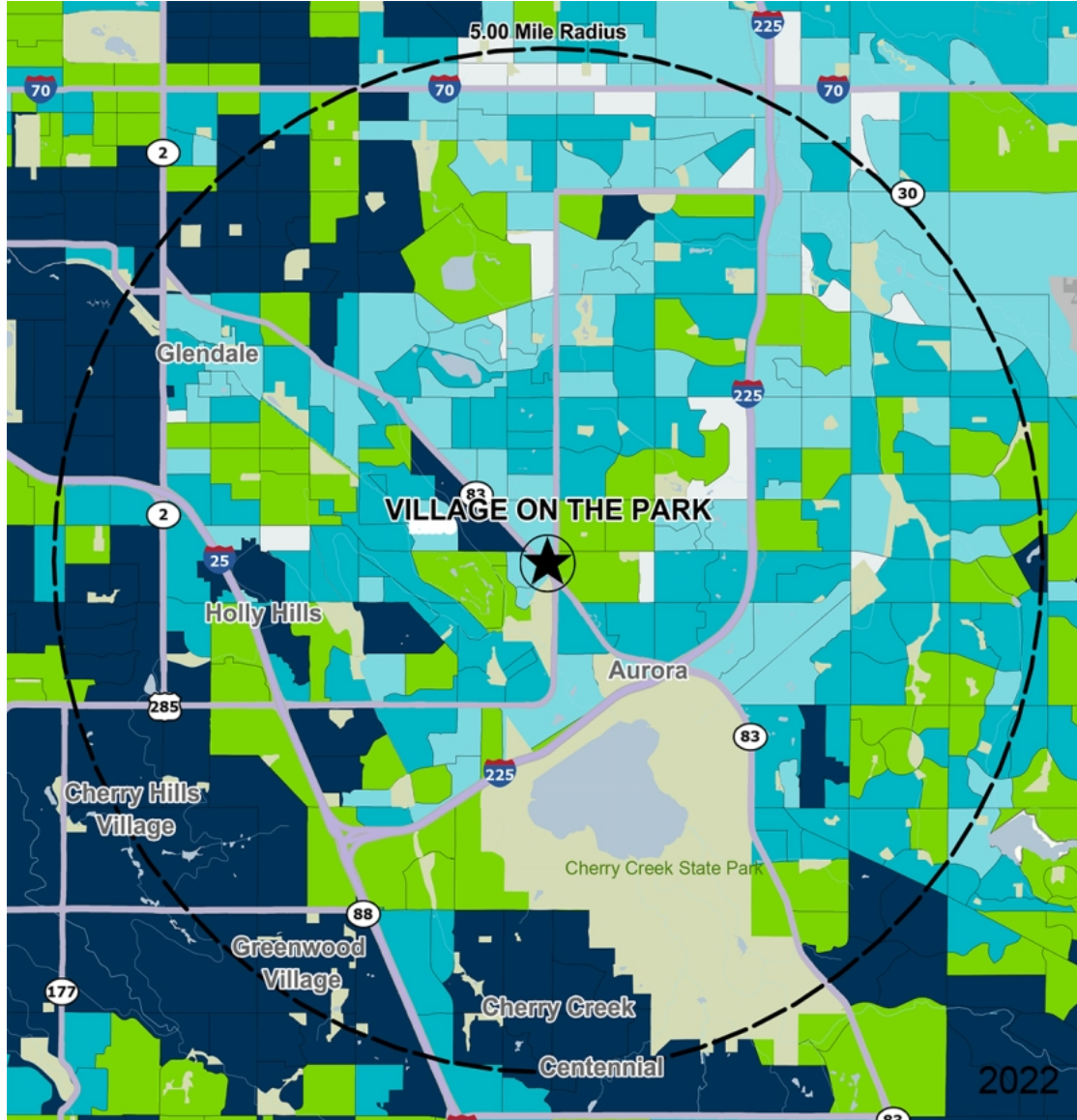


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,140	157,221	427,486
Daytime Pop	22,168	163,020	456,837
Households	8,283	73,804	185,444
Average HH Income	\$90,117	\$84,057	\$102,260
Median HH Income	\$65,725	\$65,264	\$71,343
Per Capita Income	\$43,580	\$39,698	\$44,691

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



Village on the Park

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



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