



# East Bank S.C.

Aurora, CO

Denver-Aurora-Lakewood (CO)



**Nick Freddo**

Leasing Representative

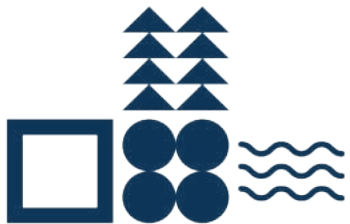
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AERIAL



GROSS LEASABLE AREA (GLA)

145,743 SF

PARKING SPACES

665

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DENSITY AERIAL



## Property Overview

East Bank S.C. is located on the northeast corner of Quincy Avenue and Parker Road. It is a strong neighborhood center with a regional draw, located just south of I225 on Parker Road.

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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Available	40,421
2	Available	2,200
3	Available	2,200
4	Available	5,600
5	Available	41,896
6	Available	1,600
7	Zap Laser Center	1,600
8	Pet Palace Veterinary Clinic	2,600
11	Panaderia Luna	1,120
12	Available	2,250
13	Affordable Flooring & Remodel	3,030
14	Available	3,600
15	Mike's Stadium Sportcards	2,400
16	New York Deli	1,600
17	La Vie Nails & Spa	1,600
18	S&S Beauty Care	1,200
19	Total Wellness Center	1,200
20	The Cleaning Authority	1,600
21	Any Garment Cleaners	4,000
22	Casa Vallarta	8,000
23	McDonald's	4,365
24	Pet Palace	4,643
25	Eyeglass World	4,468
27	Caribou Coffee & Einstein Bros	2,550

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 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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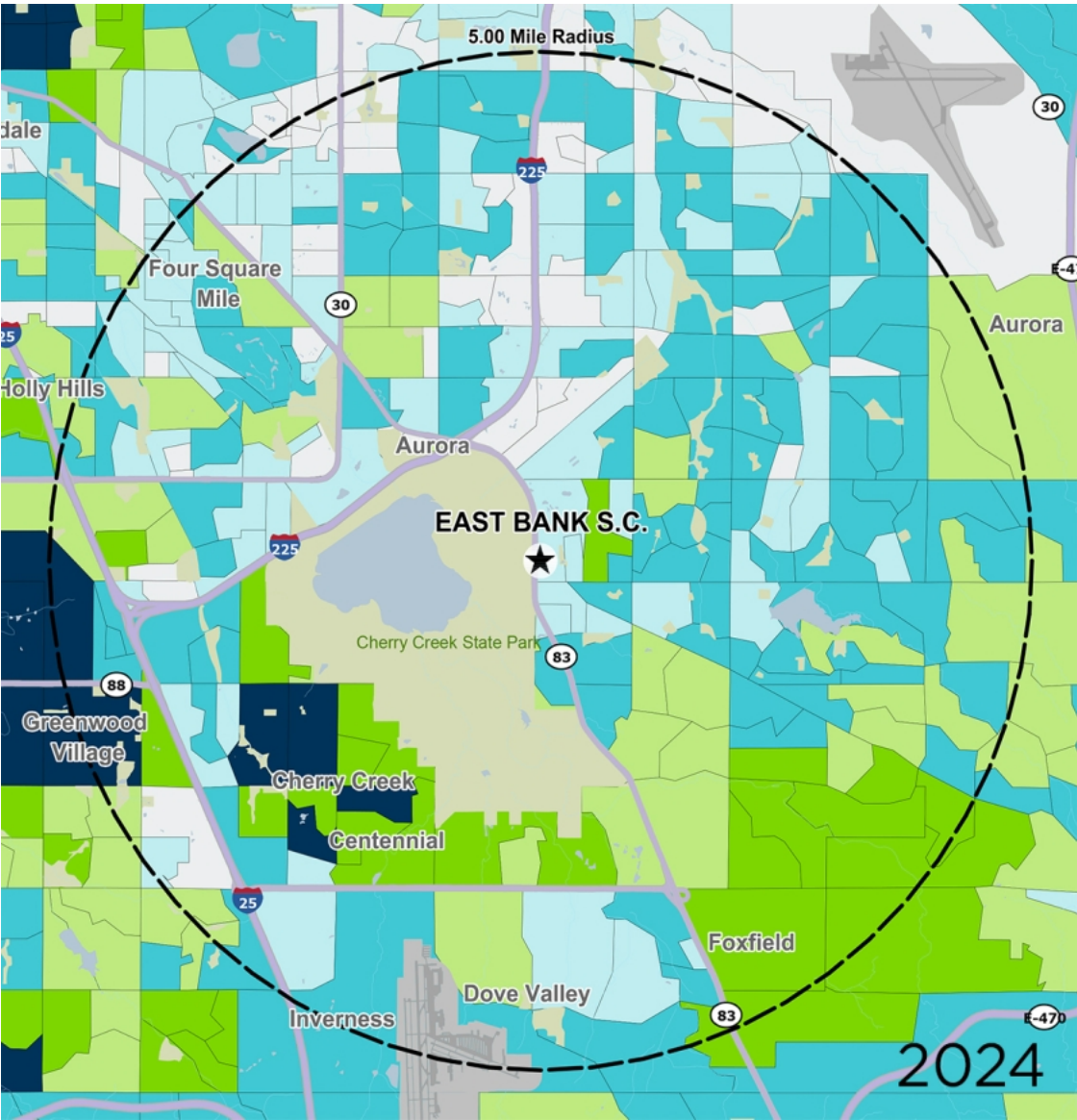
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## COMPETITION MAP





by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,042	119,088	380,432
Daytime Pop	8,624	109,197	395,313
Households	4,796	47,375	150,807
Average HH Income	\$98,798	\$113,149	\$116,889
Median HH Income	\$82,111	\$85,705	\$89,399
Per Capita Income	\$44,029	\$45,349	\$46,616

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems

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



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# East Bank S.C.

Parker Rd. & Quincy Rd., Aurora, CO



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