TRADE AREA DEMOGRAPHICS

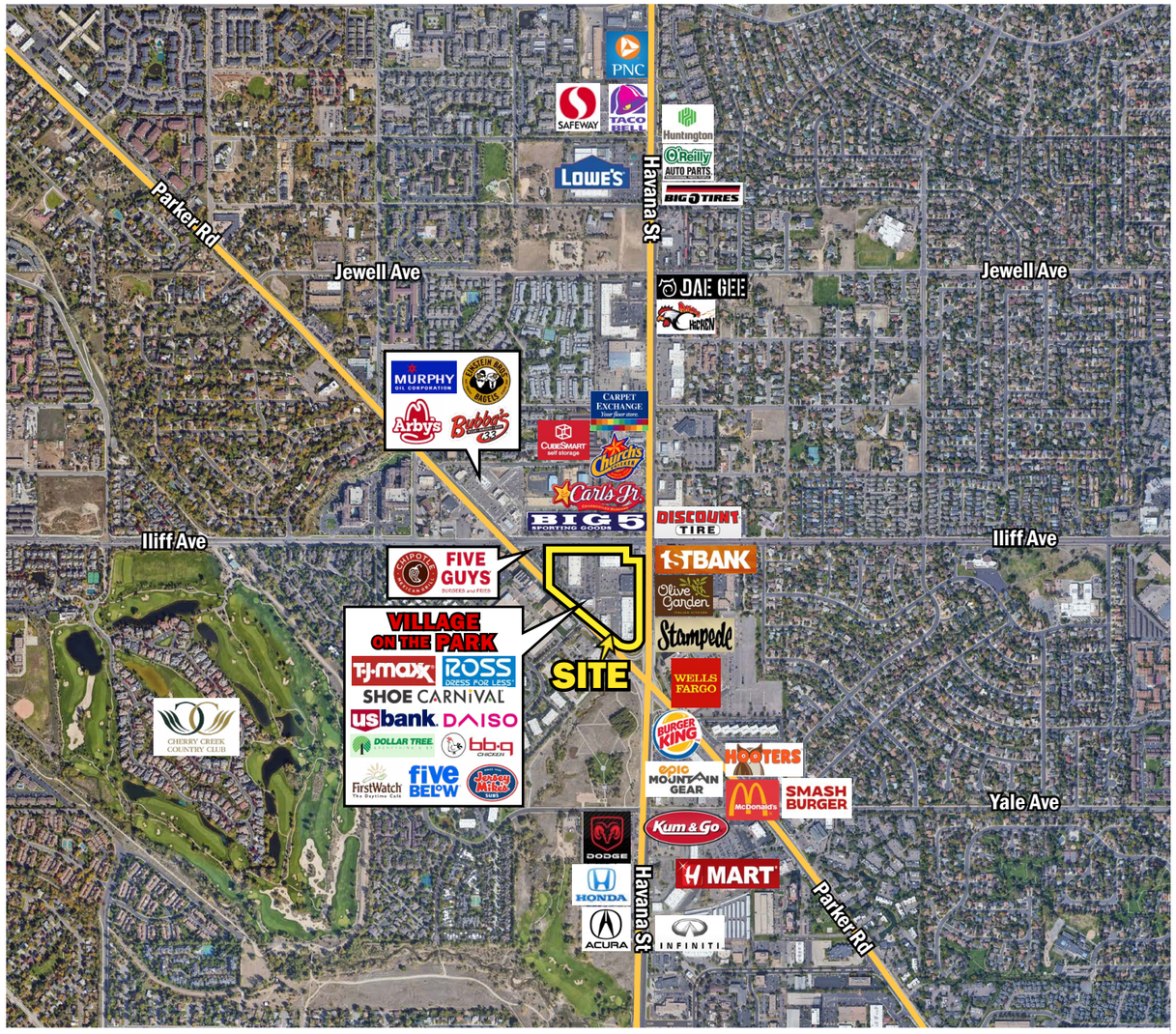
	1 Mile	3 Mile	5 Mile
Population	17,169	167,166	437,789
Average HH Income	$122,410	$102,694	$124,262
Businesses	1,530	8,152	25,276
Employees	13,473	63,182	224,782

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Parker Rd northwest of Havana St	33,688 Cars/day
On Parker Rd southeast of Havana St	40,621 Cars/day
On Havana St south of Parker Rd	28,004 Cars/day
On Havana St north of Parker Rd	35,675 Cars/day
On Iliff Ave east of Parker Rd	25,101 Cars/day
On Iliff Ave west of Parker Rd	25,242 Cars/day

Source: CDOT 2025



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RETAIL SPACE AVAILABLE FOR LEASE

VILLAGE ON THE PARK

NWC OF PARKER RD & HAVANA ST - AURORA, CO 80014

- **1,470 SF & 13,800 SF Space Available.**
- Jr.box and in-line spaces for lease.
- Located in the heart of the Havana Street retail corridor.
- Opportunity to join Ross Dress For Less, TJ Maxx, Five Below, Shoe Carnival, Dollar Tree, David's Bridal and more.
- Monument signage available.
- Great visibility and access from Parker Road, Iliff Avenue, and Havana Street.

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VILLAGE ON THE PARK

NWC OF PARKER RD & HAVANA ST - AURORA, CO 80014

- Located within Havana St business improvement district - over 50% of retail sales in Aurora occur in the district.
- Top retail district in Aurora.
- High visibility sites available.
- Surrounded by incredible traffic:
  - Parker Rd - 33,688 CPD
  - Iliff Ave - 25,242 CPD
  - Havana St - 35,675 CPD

CLICK HERE FOR BROKER DISCLOSURE

Site plans are conceptual and subject to changed or modified without notice.

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

	TENANTS	SQ. FT.
1	So Gong Dong Tofu	3,600 SF
2	Yemen Grill	1,800 SF
3	Relax Spa & Nails	1,860 SF
4	Daiso	1,200 SF
5	Daiso	3,660 SF
6	Daiso	1,195 SF
7	Daiso	2,400 SF
8	Dirmug	1,130 SF
9	Dollar Tree	15,270 SF
10	Coco Loco	1,261 SF
11	Ross Dress For Less	30,187 SF
12	BB.Q Chicken	2,491 SF
13	Miyamoto Family Dental	1,500 SF
14	Jersey Mike's Subs	1,800 SF
15	TJ Maxx	28,140 SF
16	Shoe Carnival	9,600 SF
18	First Watch	4,160 SF
19	America's Best Contact & Eye	3,515 SF
20	Five Below	8,700 SF
26	U.S. Bank	4,200 SF
28	COMING AVAILABLE	13,800 SF
30	David's Bridal	7,303 SF
31A	Cabinet IQ	2,500 SF
31B	Xfinity	2,500 SF
32	AVAILABLE	1,470 SF
35	Nana's Dumpling & Noodles	3,142 SF