

# SADDLE ROCK VILLAGE

E-470 & GARTRELL ROAD, AURORA, COLORADO 80016



## TRAFFIC COUNTS 2020

E-470 & Smoky Hill Rd. - over 34,000 vehicles/day

E-470 & Gartrell Rd.- over 32,000 vehicles/day

JOIN:



## FEATURES

*Average HH Income*

*1 mile- \$151,575*

*3 miles- \$143,938*

*5 miles- \$128,558*

*Successful mix of national  
& local retailers*

*Highly visible pad sites available*

*Located between two  
Cherry Creek High Schools*

*Cherokee High School  
2.7 miles, 2,400 students*

*Grandview High School  
3.1 miles, 2,800 students*



**gart**properties

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*Additional information on back side* ▶

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## SHOPS A

A1	LOI In Negotiation	2,498 SF
A2-4	Sunrise Asian Cuisine	3,609 SF
A5-6	Saddle Rock Wine & Spirits	3,232 SF
A7	Sally Beauty Supply	1,423 SF
A9	Forest Hills Dental Care - <i>New expansion coming soon!</i>	2,981 SF

## SHOPS B

B1	Nail Secret	1,190 SF
B2-3	Performance Play Music	2,194 SF
B6	MPact Dance Academy	3,692 SF
B7	Las Fajitas Mexican	2,830 SF

## PAD SITES

4	Under Contract	45,311 SF
7	AVAILABLE	37,586 SF
10	Oral Surgeon - <i>Coming Soon</i>	62,279 SF
11	Learning Experience	11,000 SF
12	Car Wash - <i>Coming Soon</i>	45,391 SF
13	Future Development	61,400 SF

## MAJORS

Target	174,500 SF
Jo-Ann Fabrics	35,000 SF
Petsmart	20,087 SF
ACE Hardware	11,670 SF
Anytime Fitness	6,447 SF



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