

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:



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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



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SADDLE ROCK VILLAGE



SHOPS A

| | | |
|------|---|----------|
| A1 | Code Ninjas - Coming soon! | 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 - New expansion coming soon! | 2,981 SF |

SHOPS B

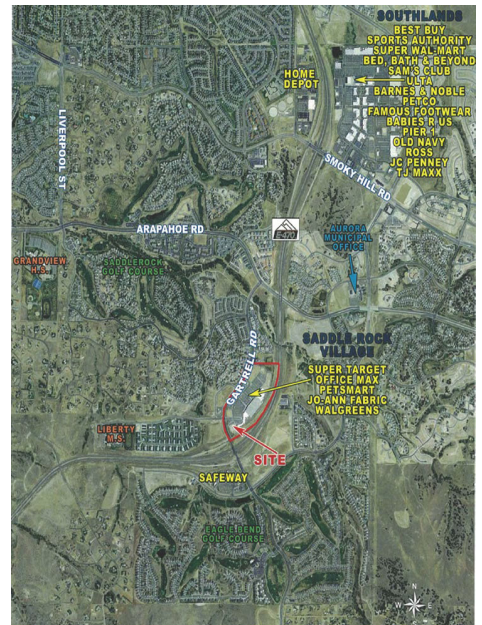
| | | |
|------|------------------------|----------|
| B1 | Nail Secret | 1,190 SF |
| B2-3 | Performance Play Music | 2,194 SF |
| B6 | MPact Dance Academy | 3,692 SF |
| B7 | Las Fajitas Mexican | 2,830 SF |

PAD SITES

| | |
|-------------------------------|-----------|
| 4 Under Contract | 45,311 SF |
| 7 AVAILABLE | 37,586 SF |
| 10 Oral Surgeon - Coming Soon | 62,279 SF |
| 11 Learning Experience | 11,000 SF |
| 12 Car Wash - Coming Soon | 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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