

**RETAIL**  
**FOR LEASE**  
**1,400 - 2,800 SF**

**EAGLE BEND MARKETPLACE**  
**22351-22775 E. AURORA PKWY**  
**AURORA, CO 80016**



1060 BANNOCK ST., SUITE 300  
 DENVER, COLORADO 80204  
 PHONE 303.592.7300  
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 WWW.AXIORE.COM



EAGLE BEND MARKETPLACE IS IN THE CENTER OF A HIGH RESIDENTIAL GROWTH AREA WITH HIGHLY DESIREABLE DEMOGRAPHICS. LOCATED RIGHT OFF C-470 S. AT THE GARTRELL RD. EXIT AND ACROSS THE STREET FROM HERITAGE EAGLE BEND GOLF CLUB AND NEIGHBORHOOD.



### DEMOGRAPHICS

AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

#### 2017

EST. POPULATION:  
 # OF HOUSEHOLDS  
 AVG. HH INCOME:

#### 1 MILE

6,278  
 2,843  
 \$129,549

#### 3 MILE

50,542  
 17,772  
 \$137,665

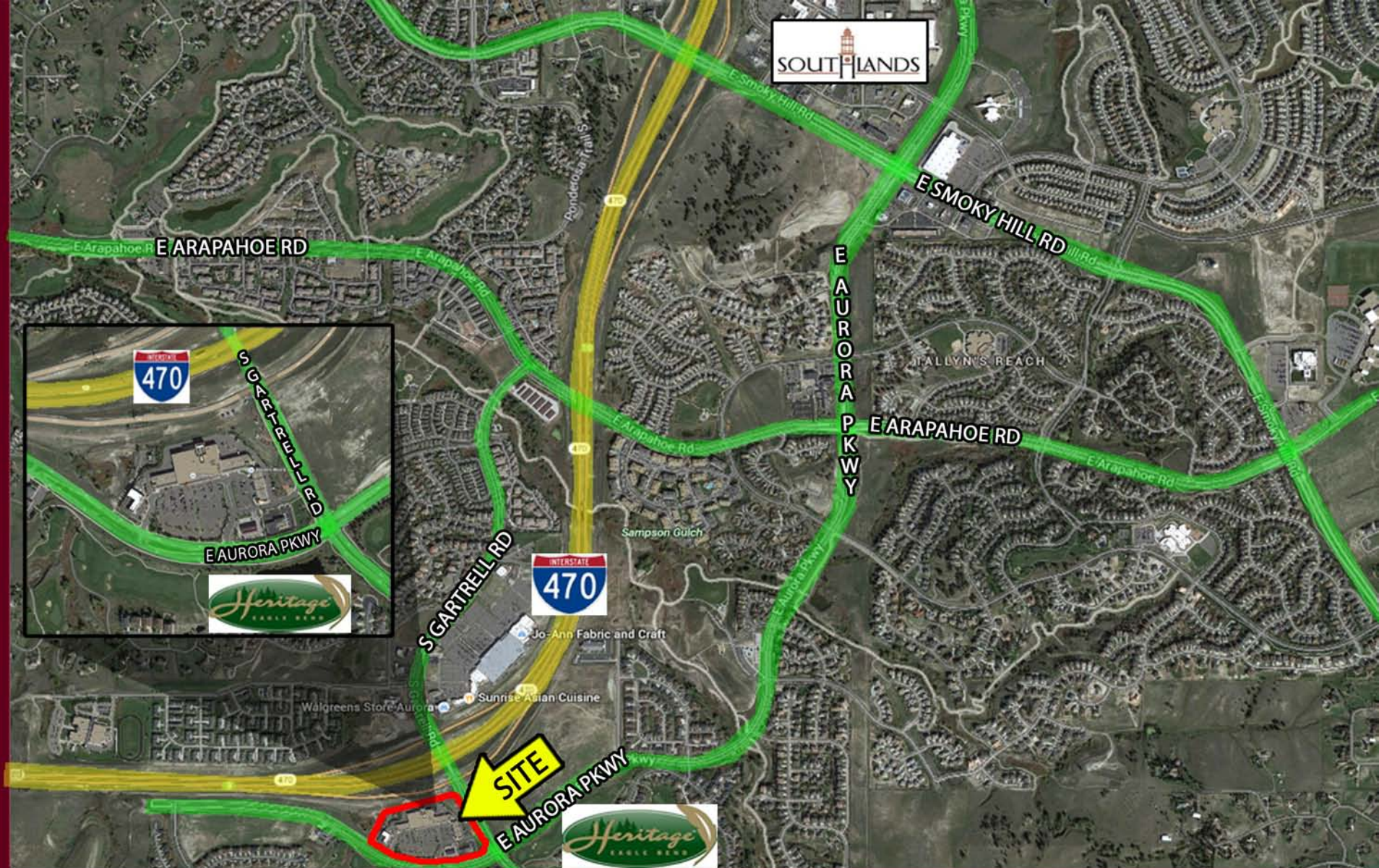
#### 5 MILE

151,442  
 51,913  
 \$122,865

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SUITE	TENANT
A-1	Heritage Animal Hospital
A-4	CrossFit Grail
A-5	Premier Dental Health
A-6	Domino's Pizza
A-7	Colorado Cycling Company
A-8	Taekwondo
B-1/B-2	Reserve Wine & Spirits
B-4	Heart to Heart
<b>B-5</b>	<b>AVAILABLE - 1,400 SF</b>
<b>B-6</b>	<b>AVAILABLE - 1,400 SF</b>
B-7 /B-8/B-9	Wholly Cannoli Café
C-1	5 <sup>th</sup> Avenue Nail Salon
C-2/C-3	Seraphim Dance Academy
C-4	Chiropractor
C-5/C6/C-7	Parkway Bar & Grille



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