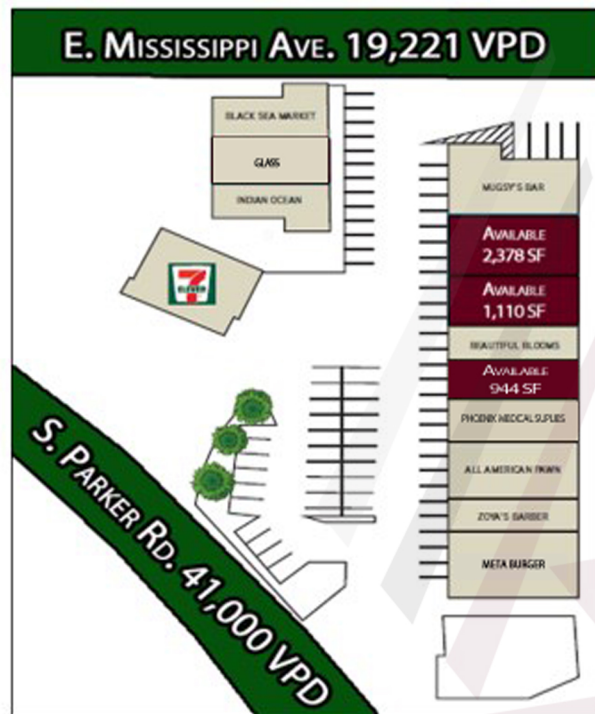


**RETAIL**  
**FOR LEASE**  
**944 - 3,488 SF**

**PARKER POINT SHOPPING CENTER**  
**7950 E. MISSISSIPPI AVE.**  
**DENVER, CO 80247**



1060 BANNOCK ST., SUITE 300  
 DENVER, COLORADO 80204  
 PHONE 303.592.7300  
 FAX 303.592.7305  
 WWW.AXIORE.COM



**PARKER POINT**  
 SHOPPING CENTER LOCATED AT  
 THE INTERSECTION OF  
 E. MISSISSIPPI AVE. & S.  
 PARKER RD.

- TWO RETAIL BUILDINGS

**EASY ACCESS**  
**HIGH TRAFFIC**  
**AMPLE PARKING**

**TRAFFIC COUNT:**

**60,221 VPD S. PARKER RD. & E. MISSISSIPPI AVE.**  
 (PARKER - 41,000 VPD & MISSISSIPPI- 19,221 VPD)

**DEMOGRAPHICS:**

	1 MILE	3 MILE	5 MILE
2016 AVERAGE HOUSEHOLD INCOME	\$62,156	\$74,717	\$80,957
2016 POPULATION	26,812	190,789	488,506
2015 EMPLOYEE POPULATION	4,981	91,419	251,429

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.

COREY CROSS  
 o: 303.592.7300  
 E: COREY@AXIORE.COM

JOHN LIVADITIS  
 o: 303.592.7300  
 E: JOHN@AXIORE.COM

RETAIL SPACE FOR LEASE

944 - 3,488 SF

PARKER POINT SHOPPING CENTER

7950 E. MISSISSIPPI AVE.

DENVER, CO 80247



1060 BANNOCK ST. SUITE 300  
DENVER, CO 80204  
T: 303.592.7300  
F: 303.592.7305  
WWW.AXIORE.COM

AXIO COMMERCIAL REAL ESTATE MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND IS SUBJECT TO CHANGE AT ANY TIME. ALL INFORMATION HAS BEEN COLLECTED FROM SOURCES DEEMED TO BE RELIABLE. ALL PROSPECTIVE TENANTS ARE HEREBY ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PREMISES AT THEIR OWN EXPENSE. INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, GENERAL CONDITIONS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS.

JOHN LIVADITIS  
O: 303.592.7300  
E: JOHN@AXIORE.COM

COREY CROSS  
O: 303.592.7300  
E: COREY@AXIORE.COM