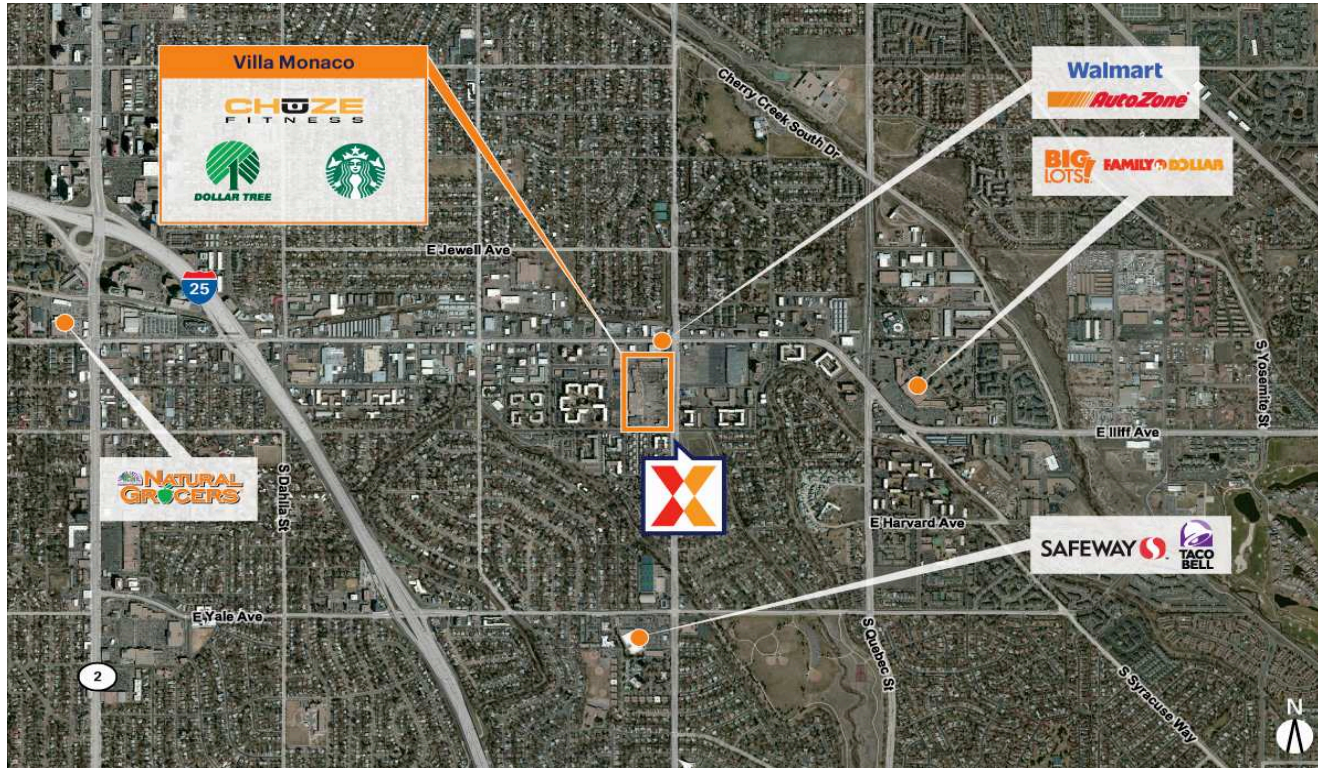


Villa Monaco

Denver-Aurora-Centennial, CO

39.6765, -104.913
2223 South Monaco Parkway | Denver, CO 80222



Center Size: 121,101 SF



Demographics	1 Mile	3 Mile	5 Mile
	19,882	180,078	432,321
	8,866	83,746	199,749
	\$109,445	\$121,822	\$134,174

Well-located neighborhood center with national and regional retailers including Chuze Fitness, Dollar Tree, Starbucks, and Wendy's

Surrounded by a dense population of 180K+ within 3-miles that swells to a strong daytime population of 222K+

Affluent and well-educated population with an average household income of \$121K+ and 56% college educated within a 3-mile radius

High visibility from 46K+ VPD on Evans Ave and 23K+ VPD on South Monaco Pkwy with nearby accessibility to the South Valley Highway (Kalibrate, 2021)

Located across the street from brand-new 287-unit apartment complex

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Available Space

14	1,680 SF
20	1,200 SF
29	4,058 SF
33	2,500 SF

Current Retailers

N.A.P.	Walgreens	0 SF
N.A.P.1	AutoZone	0 SF
N.A.P.2	Quiznos	0 SF
N.A.P.3	Advance Auto Parts	0 SF
01	American Fit	2,400 SF
03	Zmily Health Group	2,376 SF
04	Magic Cleaners	2,874 SF
05	H&R Block	1,350 SF
06	Kash Kuts	900 SF
07	Carniceria Sin Fronteras	1,500 SF
08	Chuze Fitness	54,631 SF
09	Monaco Wine and Spirits	3,500 SF
10	Little Village	2,500 SF
11	Little Village	1,950 SF
12	KT Nails	1,350 SF
13	Spicy Asian	2,200 SF
15	Bank of America	1,020 SF
16	Reggae Pot Jamaican Grill	1,400 SF
17-18	DMV	4,001 SF
19	Fred Loya	825 SF
21 - 23	Double Quick Printing Services	5,200 SF
24	Stack Optical	1,200 SF
25	Perfect Cuts	1,200 SF
26	Lang Co Restaurant	2,250 SF
27	Dollar Tree	8,460 SF
30	Wendy's	2,578 SF
31	Starbucks	1,500 SF
32	Tacos Chano	1,700 SF
34	Blackfin Auto Service	2,798 SF

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