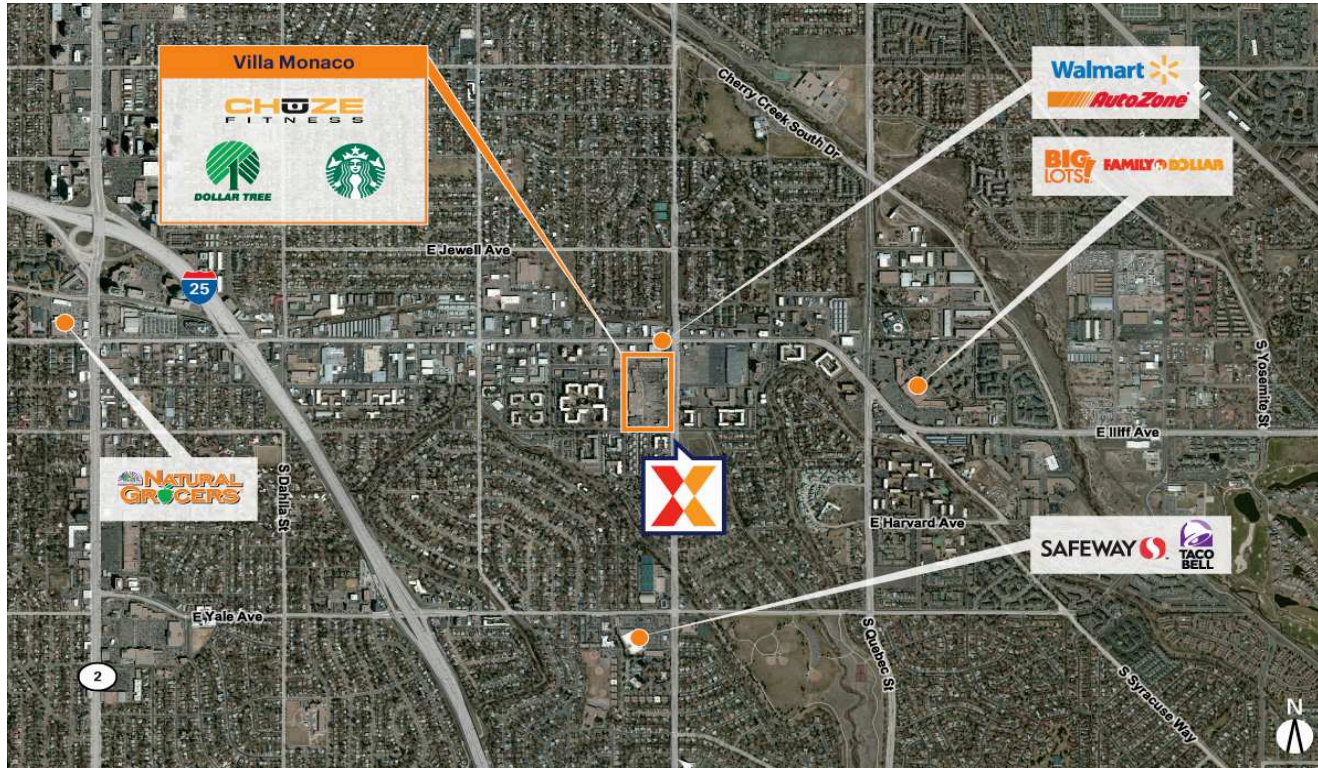


Villa Monaco

Denver-Aurora-Lakewood, CO

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



Center Size: 121,101 SF



Demographics	1 Mile	3 Mile	5 Mile
	18,569	177,233	419,80
	8,498	86,420	201,15
	\$103,501	\$112,237	\$117,2

Multi-million dollar redevelopment, including the addition of Chuze Fitness

Surrounded by dense population of 177,000+ with an average household income of \$112,000+ within 3 miles

Located at SW corner of S Monaco Pkwy & E Evans Ave, benefiting from 40,000+ vehicles daily

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Available Space

05	1,350 SF
07	1,500 SF
10	2,500 SF

Pad Opportunities

34 Pad	2,798 SF/0.1
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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
06	Kash Kuts	900 SF
08	Chuze Fitness	54,631 SF
09	Monaco Wine and Spirits	3,500 SF
11	H&R Block	1,950 SF
12	KT Nails	1,350 SF
13	Spicy Asian	2,200 SF
14	Sustain-A-Bowl Pet Supply	1,680 SF
15	Bank of America	1,020 SF
16	Pudge Bros Pizza	1,400 SF
17-18	DMV	4,001 SF
19	Fred Loya	825 SF
20	Smoker Friendly	1,200 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
29	Perfect Teeth	4,058 SF
30	Wendy's	2,578 SF
31	Starbucks	1,500 SF
32	Las Tortugas	1,700 SF
33	Chase	2,500 SF

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