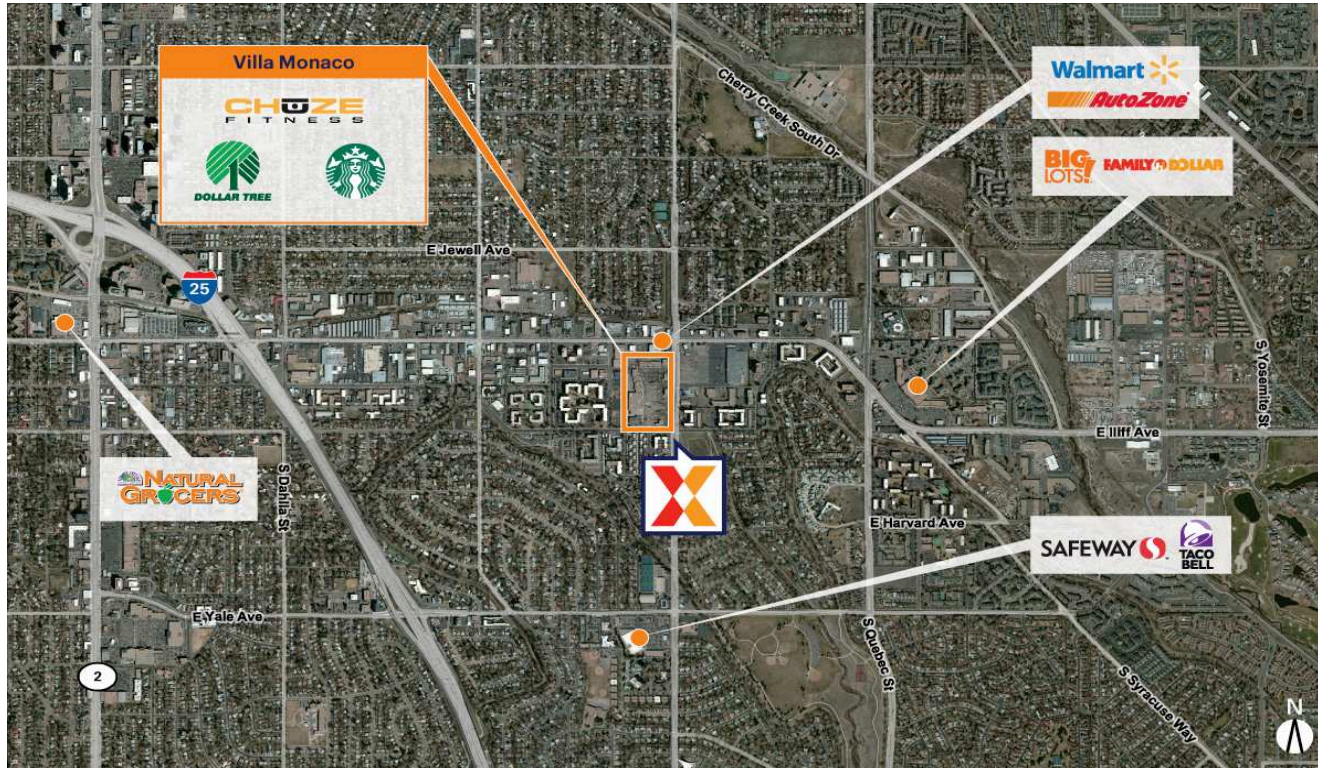


# Villa Monaco

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    |
|--------------|----------|-----------|-----------|
|              | 19,825   | 180,237   | 433,296   |
|              | 8,840    | 83,785    | 200,075   |
|              | \$97,131 | \$105,963 | \$113,086 |

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

Surrounded by dense population of 180,000+ with an average household income of \$105,000+ 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 |
| 10 | 2,500 SF |
| 16 | 1,400 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  |
| 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  |
| 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  |
| 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  |
| 30      | Wendy's                        | 2,578 SF  |
| 31      | Starbucks                      | 1,500 SF  |
| 32      | Las Tortugas                   | 1,700 SF  |
| 34      | Amun Tires And Car Services    | 2,798 SF  |

1515