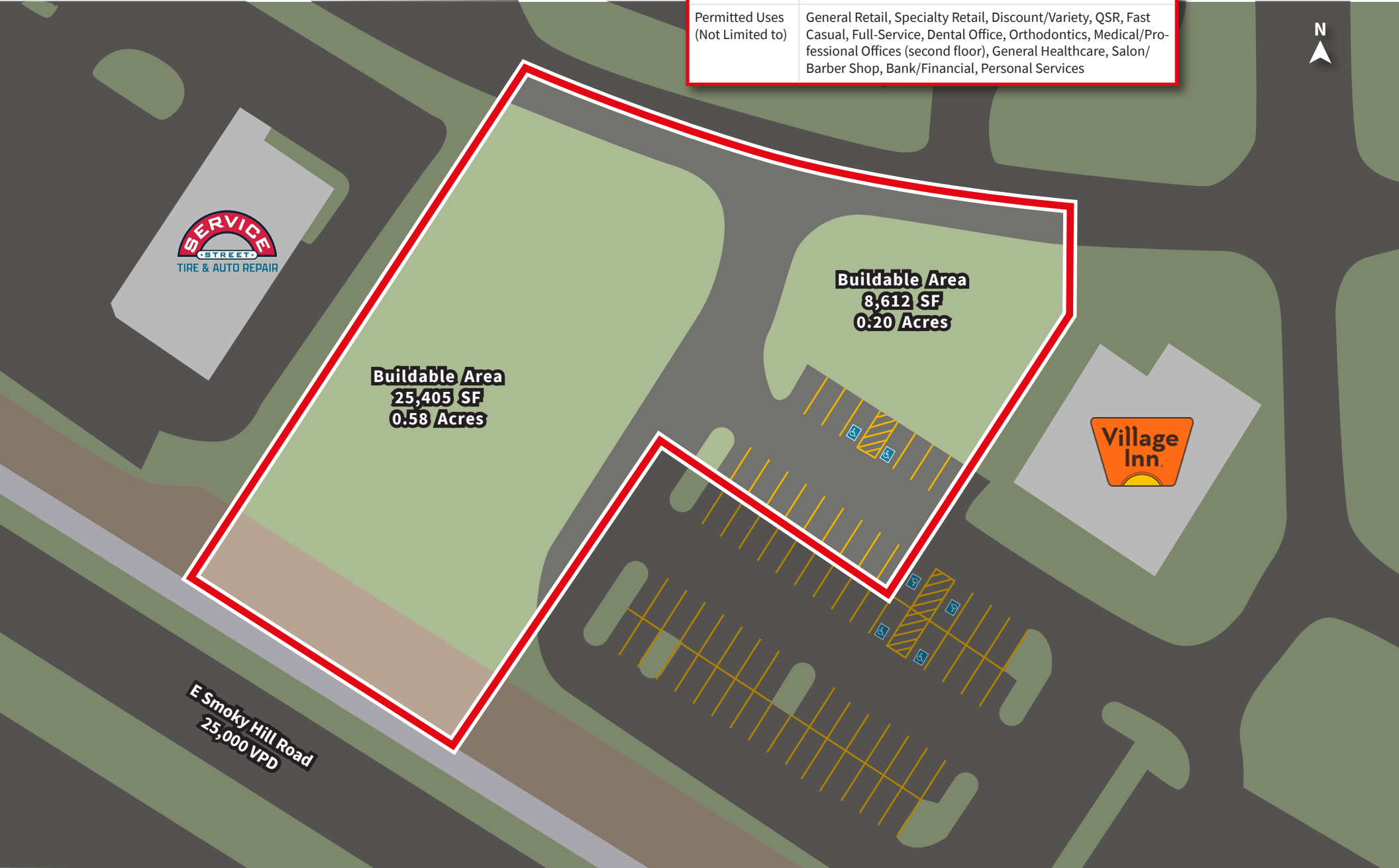




# SOUTHLANDS PAD FOR SALE

# Site Plan

Address	24092 E Prospect Ave, Aurora, CO 80016
County	Arapahoe
Zoning	MU-R
Size	1.29 AC (56,192 SF)
Buildable Area	0.78 AC (34,017 SF)
Permitted Uses (Not Limited to)	General Retail, Specialty Retail, Discount/Variety, QSR, Fast Casual, Full-Service, Dental Office, Orthodontics, Medical/Professional Offices (second floor), General Healthcare, Salon/Barber Shop, Bank/Financial, Personal Services



# Aerial Overview

Area Demographics	1 Mile	3 Miles	5 Mile
2025 Population	14,665	83,407	157,683
Population Growth (2010-2025)	67.1%	72.5%	40.0%
Avg. Household Income	\$191,469	\$187,608	\$174,242
Average Home Value	\$732,433	\$720,613	\$692,715
Bachelor Degree+	56.6%	60.1%	55.8%



**SMOKY HILL VILLAGE**

- KING Scoopers
- McDonald's
- 1STBANK
- SLIM CHICKENS
- H&R BLOCK
- brakes plus
- FONTANA BUSHY

**BRIDGES AT SMOKY HILL**

- KIDS CO
- Cafe Ambrosia
- PIZZA PAPA JOHN'S
- Periodontics and Implant Dentistry
- Bliss spa & wellness
- ADVANCED DENTAL ON SMOKY HILL ROAD

**SADDLE ROCK SHOPPING CENTER**

- SAFEWAY
- WORX
- Sport Clips
- FUYU RAMEN
- The UPS Store
- Magic Nails

**THE HOME DEPOT**

**SOUTHLANDS**

- AMC DINE-IN
- BEST BUY
- Walmart
- JCPenney
- carter's
- ROSS DRESS FOR LESS
- NORDSTROM rack
- BARNES & NOBLE BOOKSELLERS
- DICK'S SPORTING GOODS
- Bath & Body Works
- Famous Footwear
- ULTA BEAUTY
- H&M
- L A B O Y

**SMOKY HILL TOWN CENTER**

- VASA FITNESS
- CHIPOTLE MEXICAN BURGERS
- STARBUCKS
- KUNG FU TEA
- Mito sushi
- Anthony's PIZZA & PASTA
- PNC BANK
- Walgreens

**SADDLE ROCK VILLAGE CENTER**

- 7-ELEVEN
- THE TRUCK RESTAURANT & BAR
- Goodwill
- CHASE
- SMILE
- BIG TIRES
- SMOKY HILL INDIAN CUISINE

**COBBLESTONE CAR WASH**

**POPEYES**

**AutoZone**

**E470**

**47,000 VPD**

**SOUTHLANDS PAD SITE**

**GRANDVIEW WOLVES** High School

**Arapahoe Road**

**26,000 VPD**

**Children's Hospital Colorado Urgent Care**

- Jersey Mike's SUBS
- MOD
- SHERWIN-WILLIAMS
- SMASH BURGER
- LES SCHWAB
- Panera BREAD
- 7-ELEVEN

**LOWE'S**

**Smoky Hill Road**

**25,000 VPD**

- KING Scoopers
- McDonald's

**CHEROKEE TRAIL** High School

**SHOPS AT CHEROKEE VILLAGE**

- Smiles Dentistry
- FIRESTONE
- TACO BELL
- 1STBANK

**SADDLE ROCK RETAIL SOUTH**

- GRANDVIEW DENTAL
- Winchell's
- Cherry Creek MONTESSORI ACADEMY
- GRACIE BARRA

**SADDLE ROCK VILLAGE**

- TARGET
- ACE
- TACO BELL
- american family care
- PET SMART
- ANY TIME FITNESS
- STARBUCKS
- DOLLAR TREE
- Burlington Coat Factory

**E470**

**EAGLES NEST VILLAGE CENTER**

- Dairy Queen
- Chick-fil-A
- FIREHOUSE SUBS
- Walgreens
- pure barre
- MARCO'S PIZZA
- BELLCO
- brakes plus

**SERENITY RIDGE**

- Wild Pepper PIZZA
- BOOKMAKERS
- usbank
- Margaritas
- AURORA DENTISTRY