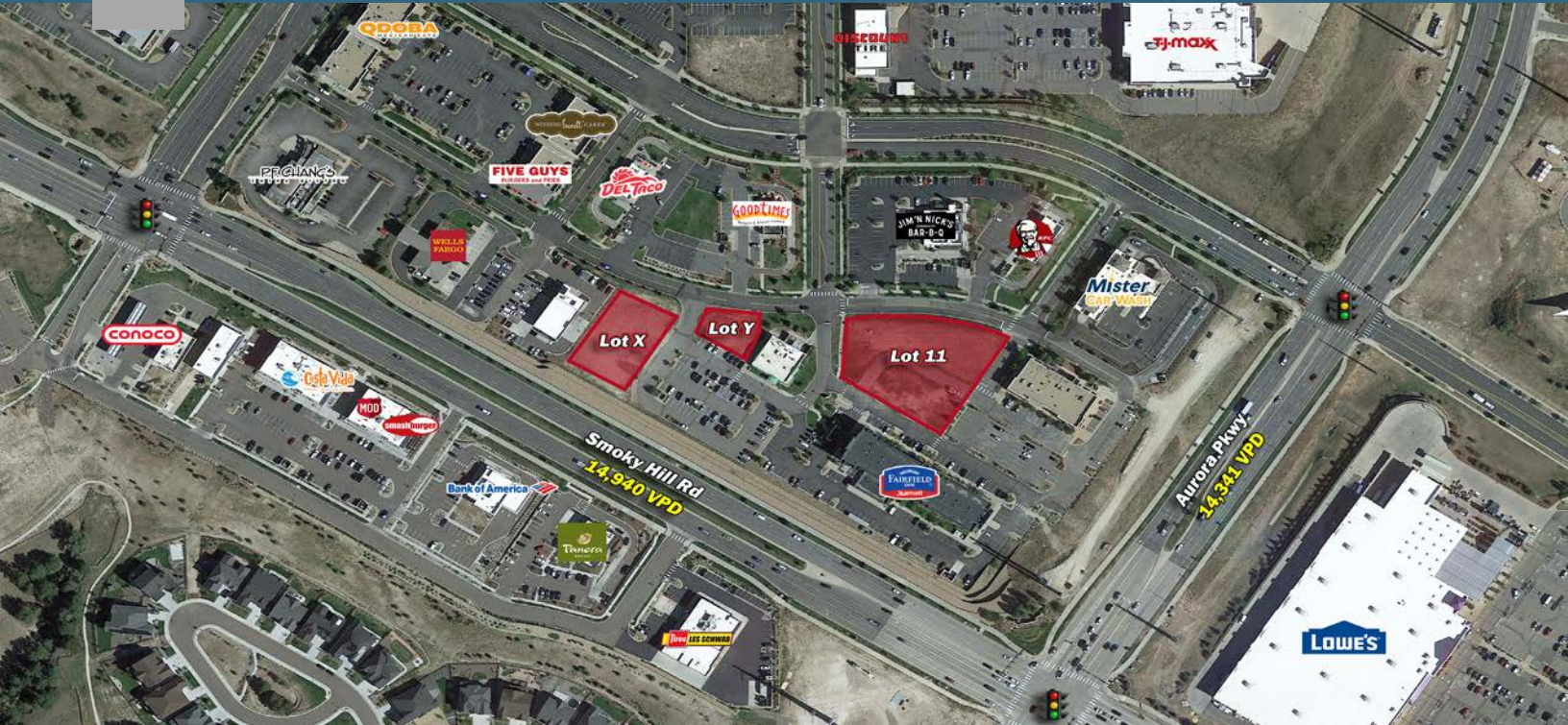


FOR SALE  
**Pads at Southlands**  
Aurora, CO



**Overview**

<b>SALE PRICE</b>	Call for details
<b>LOT X &amp; Y</b>	1.29 Acres
<b>LOT 11</b>	1.366 Acres
<b>PARKING</b>	On Site
<b>CITY / COUNTY</b>	Aurora / Arapahoe
<b>ZONING</b>	MU-R (Mixed-use Regional District)



**Description**

- Last remaining pad opportunities in one of metro Denver's top regional shopping centers
- Two unique pad opportunities
- Join Anchor line up of Sam's Club, Wal-Mart, TJMaxx, Michaels, Barnes and Noble, Dick's Sporting Goods, AMC Theaters
- Access off Southlands Parkway and East Prospect
- Excellent visibility + access

**Demographics**

	1 MILE	3 MILE	5 MILE
Current Population	13,355	72,264	138,150
Total Households	4,738	24,103	46,065
Average HH Income	\$140,547	\$146,469	\$136,477
Daytime Population	11,268	44,222	83,756

Year: 2019 | Source: Esri

**Contact**

**SAM BELL | VICE PRESIDENT**  
303.390.5235 | sam.bell@srsre.com

**ERIK CHRISTOPHER | MANAGING PRINCIPAL**  
303.390.5252 | erik.christopher@srsre.com

**Traffic Counts**

Smoky Hill Rd: se/o Aurora Pkwy	25,216 VPD
Aurora Pkwy: ne/o Smoky Hill Rd	14,341 VPD
Smoky Hill Rd: nw/o Aurora Pkwy	14,940 VPD

Year: 2017, 2018 | Source: CoStar

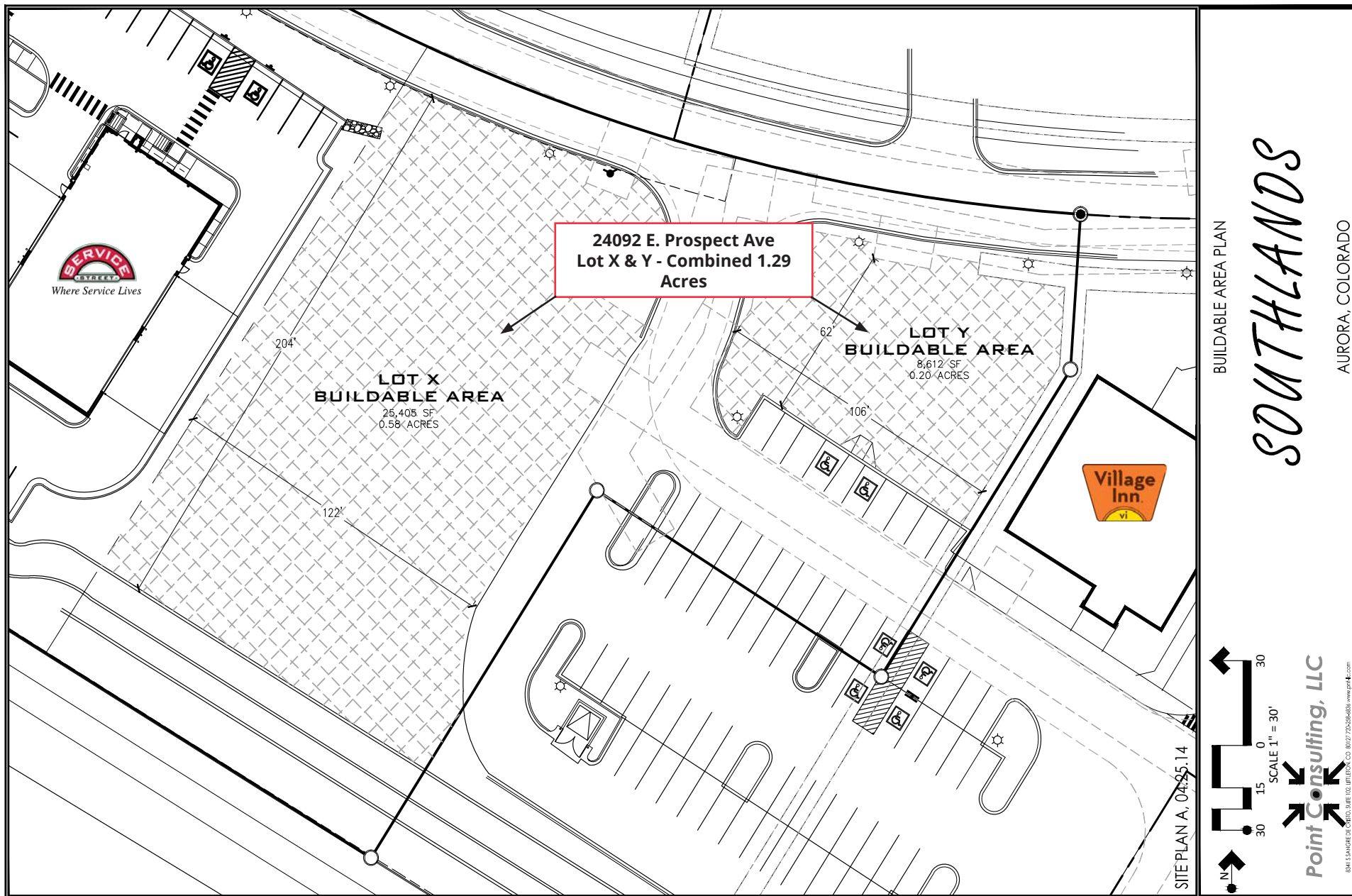
# Pads at Southlands

Aurora, CO



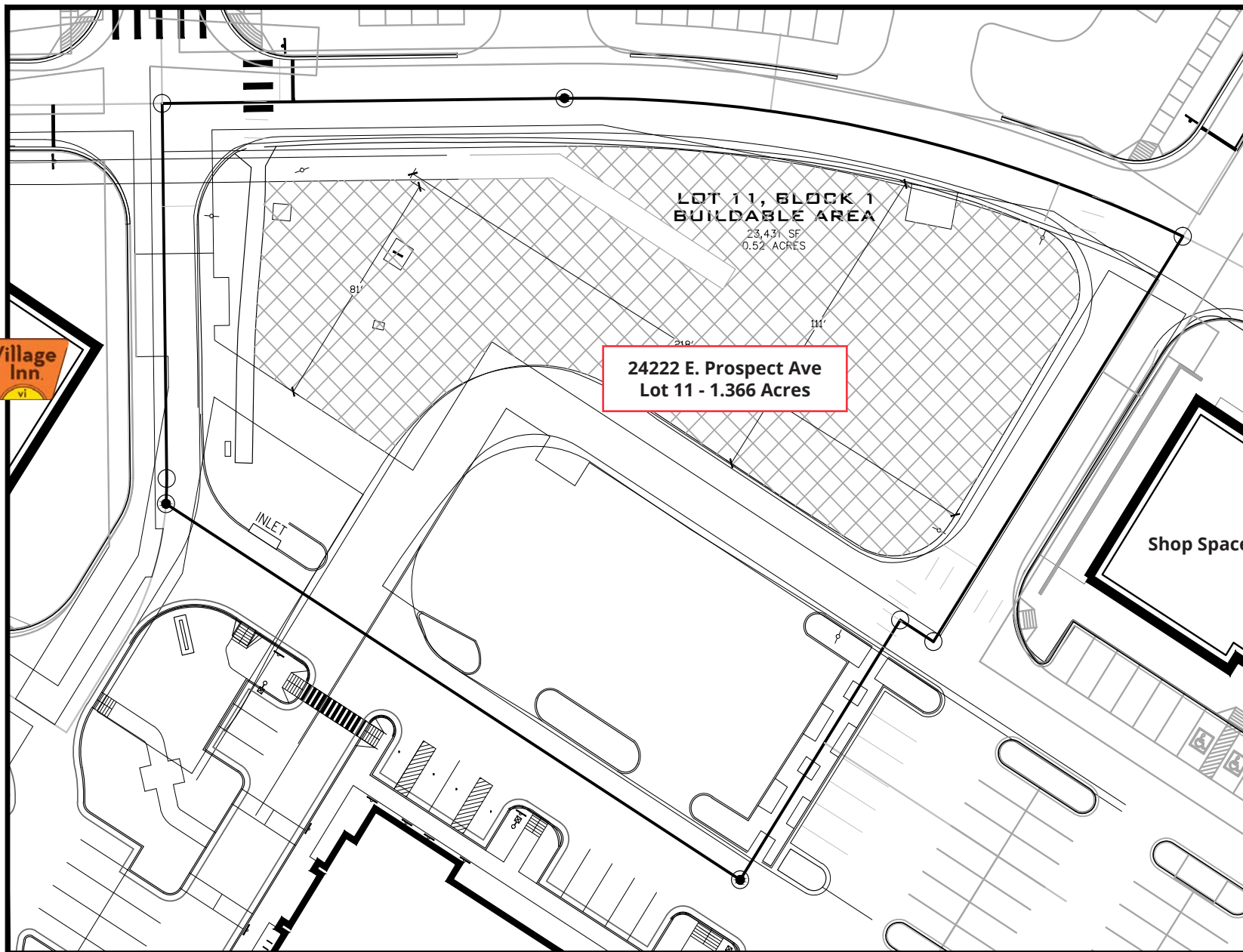
# Pads at Southlands

Aurora, CO



# Pads at Southlands

Aurora, CO



BUILDABLE AREA PLAN

# SOUTHLANDS

AURORA, COLORADO

SITE PLAN LOT 11, 05.08.14

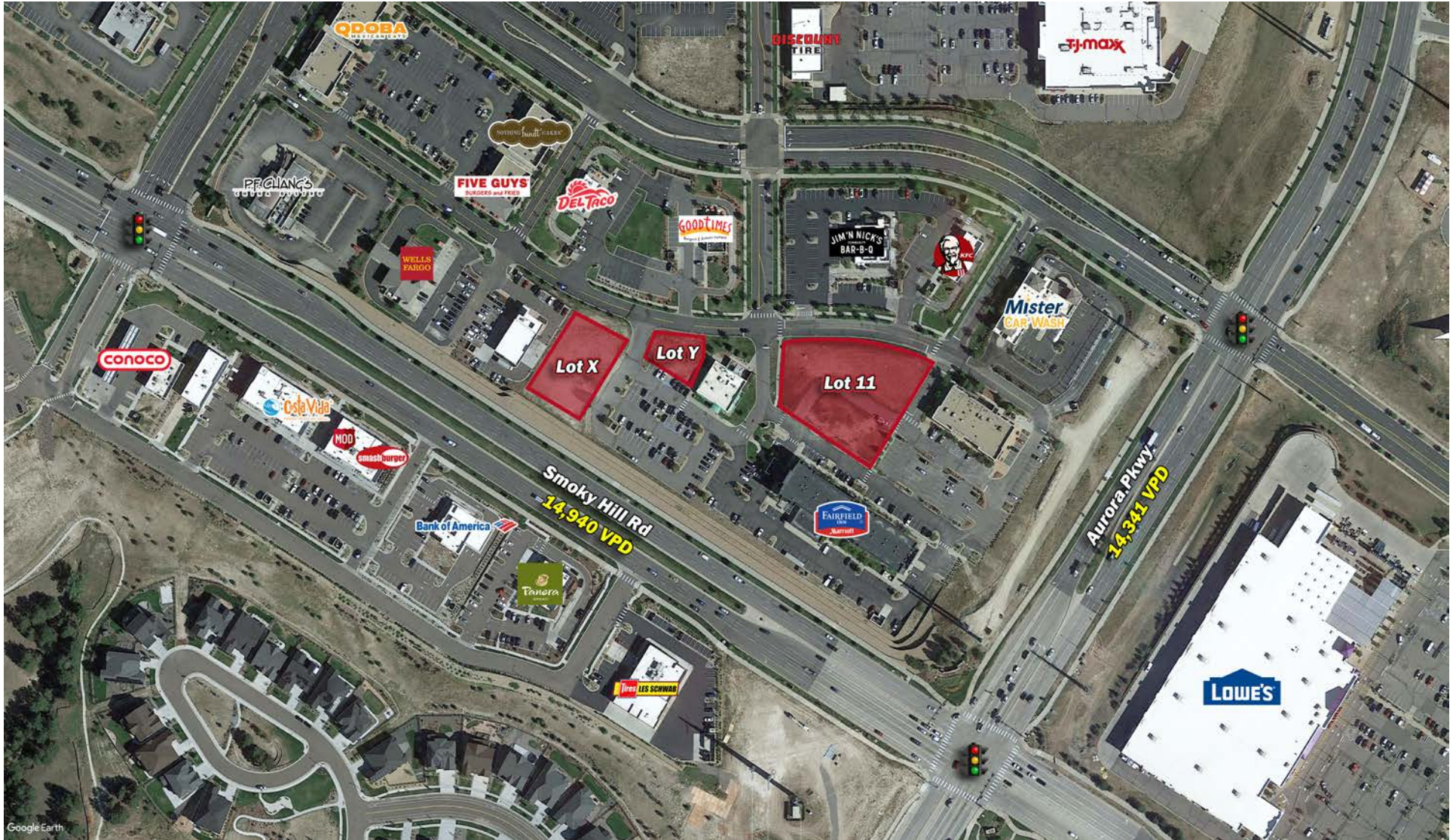


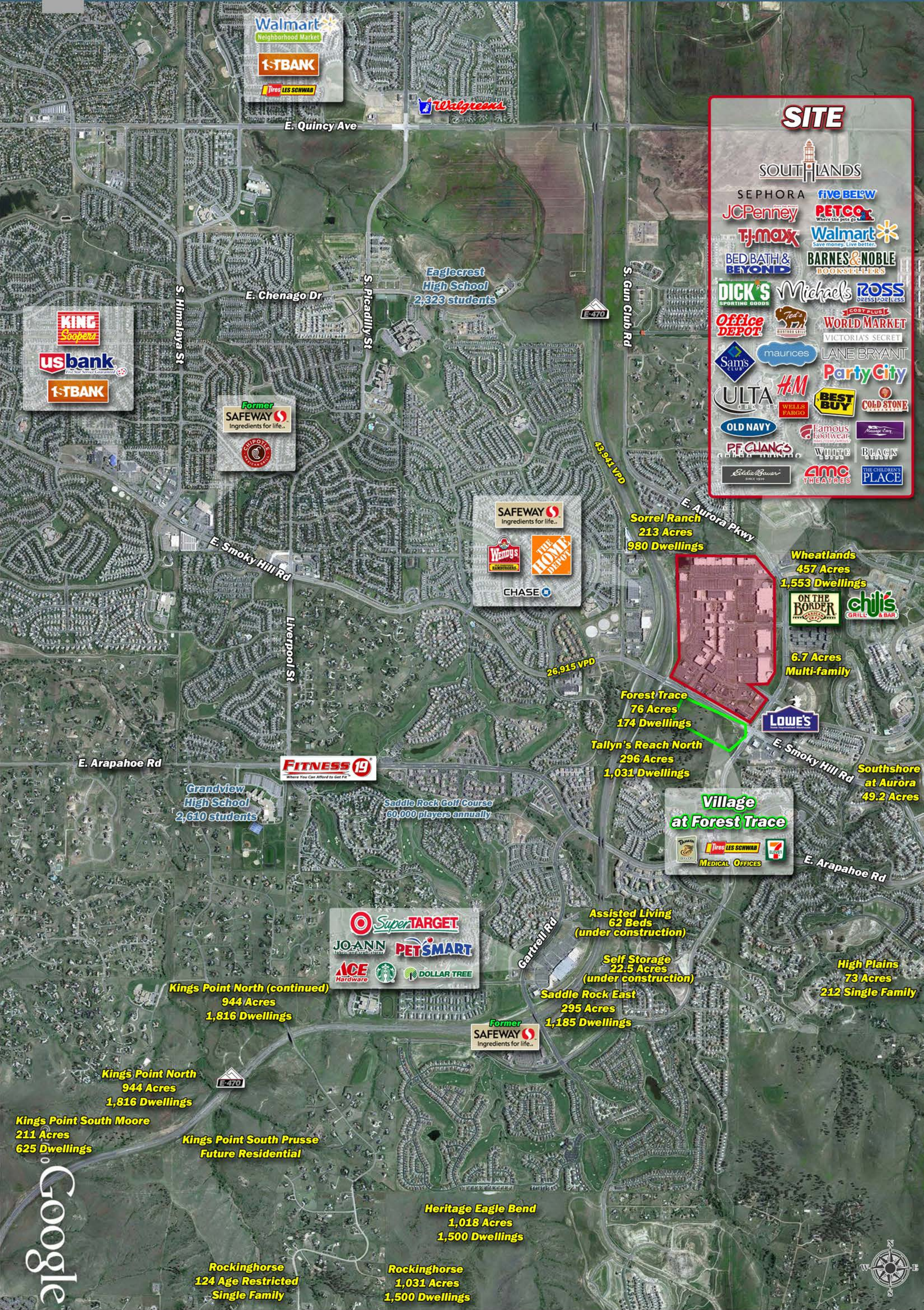
Point Consulting, LLC

8315 SANDBURG CIRCLE, SUITE 102, LITTLETON, CO 80127 720.258.6606  
www.pcllc.com

# Pads at Southlands

Aurora, CO





**SITE**

**SOUTHLANDS**

SEPHORA **FIVE BELOW**

JCPenney **PETCO**  
Where the pets go

**TJ-max** **Walmart**  
Save money. Live better.

**BED BATH & BEYOND** **BARNES & NOBLE**  
BOOKSELLERS

**DICK'S** **Michaels** **ROSS**  
SPORTING GOODS DRESS FOR LESS

**Office DEPOT** **World Market**  
VICTORIA'S SECRET

**Sam's Club** **maurices** **LANE BRYANT**

**ULTA** **H&M** **Party City**

**OLD NAVY** **WELLS FARGO** **BEST BUY** **COLD STONE**

**P.F. CANG'S** **Famous Footwear** **White** **BLACK**

**Edie Bauer** **AMC THEATRES** **THE CHILDREN'S PLACE**

**KING**  
Scoopery

**usbank**  
The New York City Company

**T-BANK**

**Former SAFEWAY**  
Ingredients for life.

**CHIPOTLE**  
MEXICAN BURGERS

**SAFEWAY**  
Ingredients for life.

**Wendy's**  
HAMBURGERS

**THE HOME DEPOT**

**CHASE**

**Village at Forest Trace**

**LES SCHWARZ**

**7-ELEVEN**

**MEDICAL OFFICES**

**SuperTARGET**

**JO-ANN**

**PETSMART**

**ACE Hardware**

**Starbucks**

**DOLLAR TREE**



# Pads at Southlands

Aurora, CO



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	542	16,363	62,342
2010 Population	7,209	47,722	109,662
2019 Population	13,355	72,264	138,150
2024 Population	15,712	83,058	153,161
2000-2010 Annual Rate	29.54%	11.30%	5.81%
2010-2019 Annual Rate	6.89%	4.59%	2.53%
2019-2024 Annual Rate	3.30%	2.82%	2.08%
2019 Male Population	48.9%	49.0%	49.3%
2019 Female Population	51.1%	51.0%	50.7%
2019 Median Age	33.7	36.1	36.3
<b>Households</b>			
2000 Households	176	4,962	19,957
2010 Households	2,600	16,207	36,852
2019 Total Households	4,738	24,103	46,065
2024 Total Households	5,562	27,655	51,122
2000-2010 Annual Rate	30.90%	12.57%	6.33%
2010-2019 Annual Rate	6.70%	4.38%	2.44%
2019-2024 Annual Rate	3.26%	2.79%	2.11%
2019 Average Household Size	2.82	3.00	3.00
<b>Housing Units</b>			
2019 Total Housing Units	5,120	25,274	47,786
2019 Owner Occupied Housing Units	3,062	19,883	38,443
2019 Renter Occupied Housing Units	1,676	4,220	7,622
2019 Vacant Housing Units	382	1,171	1,721
<b>Race and Ethnicity</b>			
2019 White Alone	72.9%	75.0%	73.8%
2019 Black Alone	8.0%	7.3%	8.0%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.5%
2019 Asian Alone	10.3%	9.9%	9.5%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Hispanic Origin (Any Race)	11.4%	10.4%	11.6%
<b>Income</b>			
2019 Median Household Income	\$113,367	\$116,061	\$109,814
2019 Average Household Income	\$140,247	\$146,469	\$136,477
2019 Per Capita Income	\$48,098	\$48,969	\$45,570
<b>2019 Population 25+ by Educational Attainment</b>			
Total	8,121	45,997	88,962
High School Graduate	11.6%	12.8%	13.9%
GED/Alternative Credential	1.9%	1.7%	2.1%
Some College, No Degree	19.9%	19.1%	20.1%
Associate Degree	10.3%	9.3%	10.0%
Bachelor's Degree	33.3%	34.7%	33.0%
Graduate/Professional Degree	20.2%	19.4%	17.4%
<b>Daytime Population</b>			
2019 Total Daytime Population	11,268	44,222	83,756
Workers	5,399	11,958	22,701
Residents	5,869	32,264	61,055