



SOUTHLANDS

AURORA, CO

Outdoor Adventure
+ SOPHISTICATION

M&JWILKOW

AN ICONIC EXPERIENCE

Colorado's Largest Shopping Destination

- Southlands is the largest shopping destination in Colorado, encompassing 1.7 million square feet of retail and office space in one of the fastest growing and most affluent areas of the country
- Timeless architecture, beautiful landscaping, and the backdrop of the Rocky Mountains creates an ambiance that contributes to Southlands being such a popular destination
- Seasonal events like farmer's markets, outdoor concerts, outdoor ice skating, and the annual holiday parade help to drive traffic year-round
- Additional features including interactive fountains, a fire pit, and a children's play area contribute to a longer-than-average customer dwell time
- Southlands has over 170,000 square feet of leased office space. Employees of these spaces contribute to Southlands as they are active shoppers and diners.



New Tenants · New Services · New Experiences



Outdoor Adventure + Sophistication

Already boasting a variety of signature retail, dining, and entertainment options, **M & J Wilkow is reimagining Southlands to elevate the experience and the level of service.** In addition to retail, the property offers well-appointed office space, a Marriott-family hotel, and a complementary mix of high-quality restaurants.

Located just southeast of Denver in Aurora, Colorado's third-largest city, and minutes from Denver International Airport, **Southlands is positioned to capitalize on the immense growth of the immediate surrounding area.** The charm and convenience of this community-centric gathering place draws those who enjoy outdoor adventure and sophistication.

WHY DENVER?

The Mile-High City

Young, active residents enjoy 300 days of sunshine annually, a thriving cultural scene, and diverse neighborhoods, all with unparalleled views of the Colorado Rocky Mountains.

A City on the Move

Nearly 64.5 million travelers passed through Denver International Airport in 2018, a yearly increase of more than three million people.

Big Names Play Here

Home to four major professional sports teams:



#1 Highest Increase in Skilled Labor

– JLL

#1 Top Metro for Small Business Employment

– Paychex

#3 Best Place to Live in the USA

– U.S. News & World Report

#3 Fastest Growing Large City

– WalletHub

#4 Best Places for Business and Career

– Forbes

#11 America's Favorite Cities

– Travel & Leisure

DISCOVERING AURORA



Aurora is the Gateway to the Rockies

- Colorado's third largest city with a diverse population of more than 366,000
- The Cherry Creek School District is one of the highest-achieving school districts in the state with more than 55,000 students
- Downtown Denver and Denver International Airport are easily accessible
- Gaylord Rockies Resort & Convention Center is now open and features 1,500 rooms and 485,000 square feet of convention space

Aurora is home to five golf courses, two reservoirs, more than 97 parks, and over 5,000 acres of open space and trails.

RESIDENTIAL GROWTH



Denver International Airport
15 miles

162,729 VPD
225



Cherry Creek Reservoir

Hampden Avenue 40,360 VPD

Quincy Avenue 28,668 VPD

E-470

39,134 VPD

Smoky Hill Road

DENVER TECHNOLOGY CENTER (DTC)
Over 1,000 companies / 50,000 employees
909 acres / over 25 million SF office
9 miles to downtown

5 MILES

3 MILES



980 DWELLINGS Sorrel Ranch 213 Acres

1,553 DWELLINGS Wheatlands 457 Acres

76 DWELLINGS Forest Trace 76 Acres

Southshore at Aurora

Tallyn's Reach North 296 Acres

1,031 DWELLINGS

75,836 VPD Arapahoe Road

25 276,030 VPD

Parker Road

Kings Point North 944 Acres

1,816 DWELLINGS

56,864 VPD

1,185 DWELLINGS Saddle Rock East 295 Acres

455 DWELLINGS

Centennial Airport

Park Meadows

Kings Point South Moore 211 Acres

625 DWELLINGS

Kings Point South Prusse Future Residential

1,500 DWELLINGS Heritage Eagle Bend 1,018 Acres

Whispering Pines 200 Acres

E-470

Rockinghorse 124 Age Restricted Single Family

1,500 DWELLINGS Rockinghorse 1,031 Acres

13,089 DWELLINGS

*Approved Future Planned Development

Parker

90,000+ vehicles per day on bordering roads and 24,000+ dwellings under construction or approved to the immediate south and east of Southlands

DEMOGRAPHICS

The Southlands Shopper

- The surrounding 5-mile trade area has an average household income of more than \$125,000 with more than 144,000 residents and growing quickly
- Southlands shoppers are primarily young, female, and well-educated with a six-figure average household income
- 71% of Southlands shoppers have children at home



	3 MILES	5 MILES	10 MILES
2018 Population	72,760	144,778	491,290
Bachelor's Degree	33.6%	30.8%	28.7%
2018 Average Household Income	\$135,442	\$125,642	\$102,550

Source: Esri, 2019



KAY
JEWELER

S. Main Street
E. State Avenue

CINEMA



YANKEE CA

NEW YORK

SOUTH HAVENS
MAIN STREET

SOUTH MAIN ST.
WOODS STREET

5

50%

Available Space



SITE PLAN & KEY

Town Center

UNIT	TENANT	SIZE (SF)	UNIT	TENANT	SIZE (SF)	UNIT	TENANT	SIZE (SF)
A-101	Dicks Sporting Goods	49,650	E-110	Claire's	1,103	J-108	VACANT	1,142
B-101	Select Comfort	2,900	E-111	Fuzziwig's Candy Factory	1,007	J-109	Bent Barley Brewing Company	3,368
B-102	Club Pilates	1,546	E-112	Sunglass Hut	553	K-101	SEPHORA (COMING SOON)	6,328
B-103	Massage Envoy	3,112	F-101	Ted's Montana Grill	4,983	K-102	Rocky Mountain Chocolate Factory	840
B-104	Aurora Family YMCA	3,296	F-103	Lucha Cantina	2,610	K-105	My Kids Closet & My Best Friends Closet	9,423
B-105	VACANT	1,204	F-104	The Lost Cajun	2,491	L-110	VACANT	5,577
B-107	VACANT	4,501	F-106	VACANT RESTAURANT	6,911	L-111	Yankee Candle	1,404
B-108	Storage	5,642	G-101	RE/MAX Professionals	1,315	L-112	VACANT RESTAURANT	4,029
B-113	Bright Minds Childcare and Learning Center	6,002	G-103	The Poke Story	1,113	L-114	World Cellar Spirits	1,431
C-101	Advanced Orthopedic	7,684	G-105	Bad Daddy's Burger Bar	3,761	L-115	Wine Experience	3,111
C-103	Storage	2,196	G-109	AMC Theatres	72,347	M-100	LensCrafters	3,099
C-104	Storage	1,157	G-111	Tokyo Joe's	2,519	M-101	Security	2,668
C-105	Storage	982	G-113	His & Hers	1,705	M-102	VACANT	2,924
C-106	Kay Jewelers	2,364	G-115	Pho 90	2,900	M-103	VACANT	3,705
C-107	Drizzle "n" Dip	1,603	H-101	Mt. Fuji Sushi & Hibachi	5,038	M-104	VACANT	5,096
C-108	VACANT	1,419	H-104	VACANT RESTAURANT	6,616	M-105	Eddie Bauer	6,100
C-109	VACANT	3,971	H-204	VACANT RESTAURANT	5,576	M-108	Designs By Poonam	6,273
C-110	Torrid	2,971	H-107	Buffalo Wild Wings	6,465	N-101	Barnes & Noble	27,053
C-113	Beyond the Blackboard	1,800	I-101	Hallmark	4,491	N-103	CycleBar	2,864
C-114	Main Stream Boutique	2,181	I-102	Flex Nutrition & Wellness	524	O-101	Chipotle	2,648
D-101	H & M	21,310	I-103	American Eagle Outfitters	5,801	O-102	AT&T	1,925
D-106	The Local	8,453	I-104	Maurices	5,177	O-103	Legends Coffee House	1,686
D-111	Brain Balance Achievement Center	3,168	I-106	The Children's Place	4,158	P-101	Jamba Juice	1,599
D-112	Anthony Vince	3,680	I-107	Pedego Electric Bikes	2,301	P-102	VACANT	1,338
E-101	Sola Salon	8,322	I-108	The Cookie Company	943	P-103	H&R Block	2,070
E-104	VACANT	4,651	I-109	Picture It Studios	1,963	P-104	Monsoon	3,674
E-105	Color Me Mine	1,746	J-101	Noodles & Co.	2,628	Q1	Kiosk	854
E-106	Zumiez	3,062	J-102	White House I Black Market	2,713	Q2	Tutti Fruitti	823
E-107	Hot Topic	1,718	J-103	Bath & Body Works	3,322	S-101	Pedego Electric Bikes	1,105
E-108	Innovative Aesthetics	889	J-104	Victoria's Secret	6,001			
E-109	Buff City Soap	1,688	J-106	Tilly's	6,501			
								TOTAL 454,561

Power Center

UNIT	TENANT	SIZE (SF)	UNIT	TENANT	SIZE (SF)	UNIT	TENANT	SIZE (SF)
VR-1	Zone Fitness Clubs	35,302	VR-9C	Cost Plus World Market	17,000	VR-15C	Forever Nails	1,400
VR-4	Best Buy	30,000	VR-10	Ross	30,138	VR-15D	VACANT	1,354
VR-5	Off Broadway Shoes	20,000	VR-11	VACANT	29,791	VR-16	Heads Up Salon	5,681
VR-6	Party City	14,767	VR-12	Famous Footwear	9,006			
VR-7	Five Below	10,790	VR-13	Petco	15,397			
VR-8	VACANT	38,000	VR-14	VACANT	12,138			
VR-9A	Home Collections Furniture	7,559	VR-15A	The Paint Cellar	1,964			
VR-9B	Ulta	10,093	VR-15B	Massage Green Spa	2,253			
								TOTAL 292,633

SELECT TENANTS

Restaurants & Entertainment



Retail



Specialty





SOUTHLANDS AERIAL - GROWTH/POTENTIAL



- Residential units added 2011-2018
- Currently 80,866 housing units in the process of being delivered, under construction, approved or planned.
- Only 26% units have been built out and occupied.
- The 5-mile radius surrounding Southlands is projected to grow by 10% over the next five years.

ABOUT THE OWNERS

M&JWILKOW

M & J Wilkow

M & J Wilkow's approach to real estate emerged distinctively from an owner's perspective and has evolved over 80 years in the real estate business. It is based on the philosophy that value is first created and then enhanced by the implementation of a thoughtfully conceived strategic plan. The plan spells out a series of interrelated, value-driven objectives, as well as the means for achieving them.

At the present time, the company's portfolio consists of 48 properties, which includes 22 office buildings, and 26 retail properties consisting of approximately 12 million square feet. The aggregate market value of the portfolio is estimated to be in excess of \$2.8 billion.



LEASING CONTACTS



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