

FOR LEASE

Willow Grove Shopping Center

1402 - 1422 S Parker Rd | Denver, CO 80231



Overview

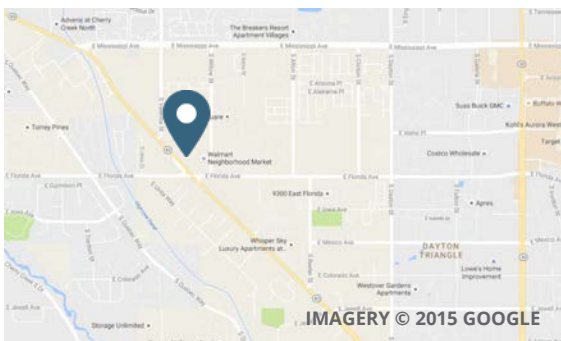
AVAILABLE 1,300 - 2,500 SF

LEASE RATE Contact Broker for Pricing

NNN \$9.00 PSF

Description

- Anchored by Walmart
- Great visibility to highly trafficked Parker Rd
- Surrounding trade area has strong and stable demographics
- Quality mix of tenants
- The property is professionally maintained
- Good access and abundant parking



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	27,277	196,523	486,838
Total Households	13,902	90,493	216,681
Average HH Income	\$80,826	\$85,548	\$101,515
Daytime Population	17,311	194,357	507,515

Year: 2018 | Source: Esri

Contact

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Traffic Counts

Parker Rd: nw/o Mississippi Ave	43,004 VPD
Florida Ave: w/o Parker Rd	12,591 VPD
Florida Ave: e/o Parker Rd	15,964 VPD

Year: 2018 | Source: DRCOG

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	TENANT	SF
A-100-101	Veterinarian	2,500
A-102	Boris Upholstery (AVAILABLE)	2,500
A-104	OnPack	1,835
A-106	Miracle Ear	1,300
A-108	Lavanda	1,300
A-110	Dentist	1,300
A-112	Available	1,950
A-116	Rocky Mountain Spine	1,950
A-122	Nails	1,300
A-124	Available	1,300
A-126	Available	1,300
A-130	Laundromat	2,600
A-131	Alpine E Vapor	1,000
A-132 - 136	Golden Shanghai	4,000
A-138	Joe's Barber & Salon	1,300
A-140	OK Liquor	3,300
A-146	Garlic Knot Pizza	1,900



Executive Summary

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	1 mile	3 miles	5 miles
Population			
2000 Population	21,990	161,262	397,533
2010 Population	24,480	173,950	427,155
2018 Population	27,277	196,523	486,838
2023 Population	29,139	210,470	522,931
2000-2010 Annual Rate	1.08%	0.76%	0.72%
2010-2018 Annual Rate	1.18%	1.33%	1.42%
2018-2023 Annual Rate	1.33%	1.38%	1.44%
2018 Male Population	46.2%	48.2%	48.9%
2018 Female Population	53.8%	51.8%	51.1%
2018 Median Age	35.6	37.1	36.7
Households			
2000 Households	11,995	77,935	182,576
2010 Households	12,722	81,774	192,502
2018 Total Households	13,902	90,493	216,681
2023 Total Households	14,757	96,369	232,215
2000-2010 Annual Rate	0.59%	0.48%	0.53%
2010-2018 Annual Rate	0.96%	1.10%	1.29%
2018-2023 Annual Rate	1.20%	1.27%	1.39%
2018 Average Household Size	1.96	2.15	2.21
Housing Units			
2018 Total Housing Units	14,608	95,938	230,591
2018 Owner Occupied Housing Units	5,118	40,031	105,392
2018 Renter Occupied Housing Units	8,783	50,463	111,289
2018 Vacant Housing Units	706	5,445	13,910
Race and Ethnicity			
2018 White Alone	58.7%	63.4%	66.5%
2018 Black Alone	20.9%	15.5%	13.2%
2018 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2018 Asian Alone	8.6%	6.1%	5.4%
2018 Pacific Islander Alone	0.1%	0.2%	0.2%
2018 Hispanic Origin (Any Race)	16.0%	21.7%	22.4%
Income			
2018 Median Household Income	\$58,120	\$58,423	\$65,495
2018 Average Household Income	\$80,826	\$85,548	\$101,515
Per Capita Income	\$40,845	\$39,309	\$44,986
2018 Population 25+ by Educational Attainment			
Total	19,350	138,235	337,515
High School Graduate	14.1%	15.7%	14.7%
GED/Alternative Credential	2.6%	3.1%	3.0%
Some College, No Degree	19.4%	19.2%	17.6%
Associate Degree	6.1%	6.8%	6.2%
Bachelor's Degree	31.9%	29.5%	29.7%
Graduate/Professional Degree	20.3%	18.0%	20.3%
Daytime Population			
2018 Total Daytime Population	17,311	194,357	507,515
Workers	6,166	107,047	287,243
Residents	11,145	87,310	220,272