

**RETAIL**

**AVAILABLE - EAGLE BEND MARKETPLACE**

**22351-22691 E. AURORA PARKWAY**

**AURORA, COLORADO 80016**



## **SAFeway ANCHORED CENTER**

**JAMIE MITCHELL**

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**COLDWELL  
BANKER  
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*Real Estate Services, Inc.*

**COLDWELL BANKER COMMERCIAL**  
1777 S. Harrison St., Penthouse 2  
Denver, CO 80210

303.409.1400 fax 303.409.6000

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**Location:** 22351-22691 E. Aurora Parkway  
Aurora, CO 80016

**Bldg. Size:** 94,668 SF

**Avail. SF:** 9,960 SF

**YOC** 2003

**City/County:** Aurora/Arapahoe

**Access:** E-470 & Gartrell

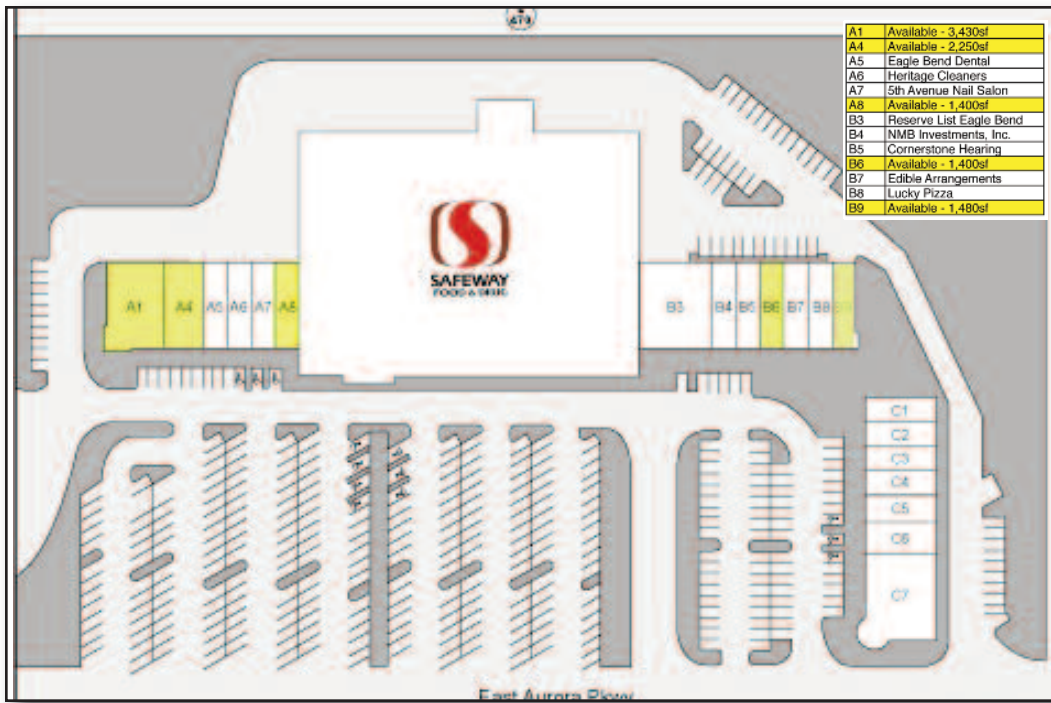
**Lease Rate:** ~~\$18.50 NNN~~ **\$16.00 NNN**

**Demographics:**

<b>E-470 &amp; GARTRELL</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2007 Est. Population	5,139	36,014	113,556
2007 Est. Avg. HH Income	\$148,132	\$145,177	\$112,672
2007 Est. Daytime Population	752	5,380	20,793

**THE INFORMATION IN THIS BROCHURE, WHILE NOT GUARANTEED,  
IS FROM SOURCES WE BELIEVE TO BE RELIABLE**

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