

Two 2nd Floor Retail/Office Spaces Now Available for Lease | Point Bellevue

5001 South Parker Road, Aurora, Colorado 80015



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This property meant for both retail and office enterprises offers an additional convenience from a loading area in the back of the building for any equipment, furniture and supply needs.



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AREA OVERVIEW

Average Daily Traffic Counts (2022)

On S Parker Road at E Belleview Ave N 25,027 VPD
On State Hwy 83 at E Belleview Ave S 29,640 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	10,812	94,196	323,458
Average HH Income	\$121,600	\$122,249	\$110,790

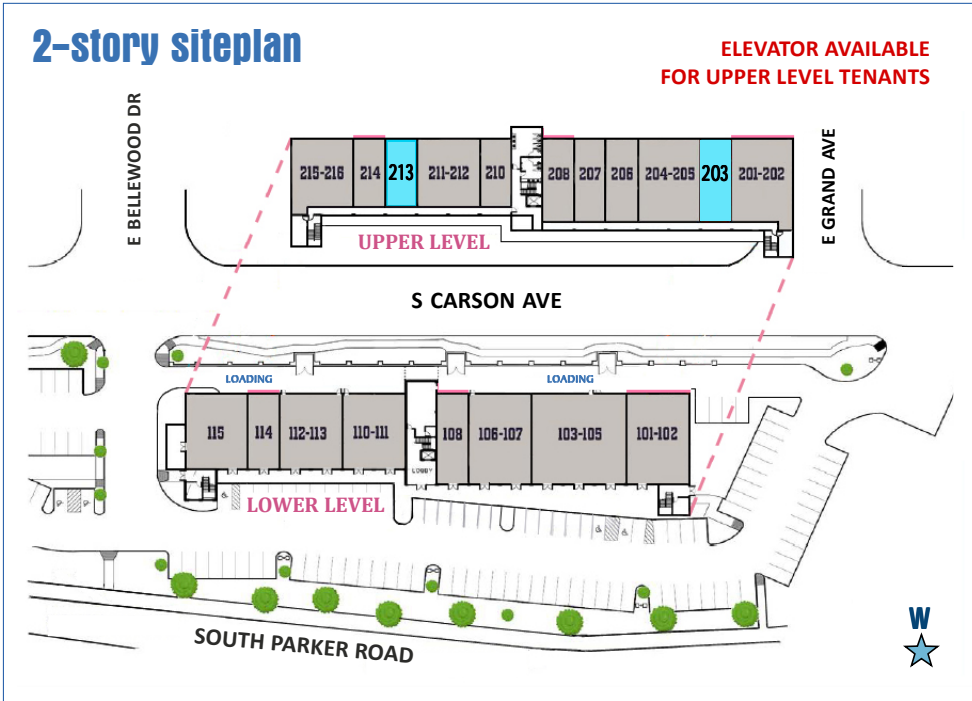
7/09/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix



Please give us a call for more detailed information on this unique property for both retail and office tenants alike.

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LEASING SUMMARY

Available Spaces **unit 203: 1,287 sf** (upper level)

unit 213: 1,053 sf (upper level)

Asking Rates **Upper Level: \$18.00 psf + NNN**

Lower Level: \$19.00 psf + NNN



PROPERTY HIGHLIGHTS

- ▶ Competitive lease rates for available retail/office tenant space
- ▶ Ideal center with a mix of both retail and office tenants wanting exposure
- ▶ Great visibility to S Parker Rd with lighted intersection at E Bellevue Ave for easy access
- ▶ Dense housing in area with high volume traffic in both directions along S Parker Rd daily
- ▶ Elevator available for convenience of upper level tenants

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