

SADDLE ROCK VILLAGE

E-470 & GARTRELL ROAD, AURORA, COLORADO 80016



TRAFFIC COUNTS 2021

E-470 & Smoky Hill Rd. - over 34,000 vehicles/day

E-470 & Gartrell Rd.- over 32,000 vehicles/day

FEATURES

Average HH Income

1 mile- \$151,575

3 miles- \$143,938

5 miles- \$128,558

Successful mix of national & local retailers

Highly visible pad sites available

Located between two Cherry Creek High Schools

*Cherokee High School
2.7 miles, 2,400 students*

*Grandview High School
3.1 miles, 2,800 students*



JOIN:



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SADDLE ROCK VILLAGE



SHOPS A

A1	Code Ninjas - Now open!	2,498 SF
A2-4	Sunrise Asian Cuisine	3,609 SF
A5-6	Aurora Wine & Liquor	3,232 SF
A7	Sally Beauty Supply	1,423 SF
A9	Forest Hills Dental Care	2,981 SF

SHOPS B

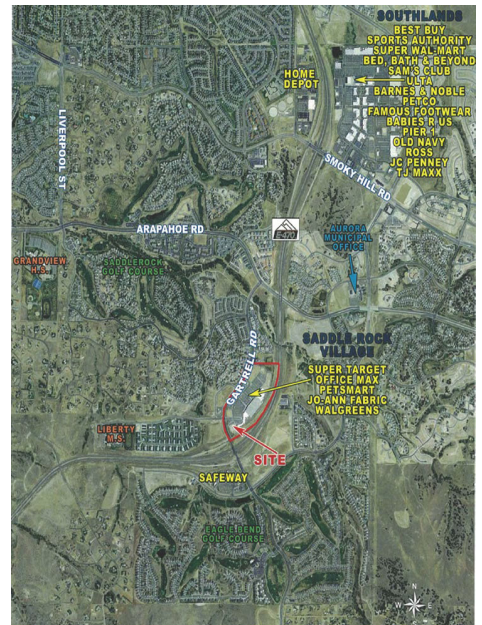
B1	Nail Secret	1,190 SF
B2-3	Performance Play Music	2,194 SF
B6	MPact Dance Academy	3,692 SF
B7	Las Fajitas Mexican	2,830 SF

PAD SITES

4 Under Contract	45,311 SF
7 AVAILABLE	37,586 SF
10 Oral Surgeon - Now Open!	62,279 SF
11 Under Contract by Owner	11,000 SF
12 Car Wash - Coming Soon	45,391 SF
13 Future Development	61,400 SF

MAJORS

Target	174,500 SF
Jo-Ann Fabrics	35,000 SF
Petsmart	20,087 SF
ACE Hardware	11,670 SF
Anytime Fitness	6,447 SF



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