

Willow Grove Shopping Center

1402 - 1422 S Parker Rd | Denver, CO 80231



FOR LEASE

1,300 - 2,600 SF
Available

Contact Broker
Lease rate

ABOUT THE PROPERTY

- Former Subway space and cell phone store
- Anchored by Walmart
- Landlord will assist in providing restaurant infrastructure for "qualified" tenant
- Great visibility to highly trafficked Parker Rd
- Quality mix of tenants
- The property is professionally maintained
- Good access and abundant parking

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

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Current Population	28,115	195,486	489,520
Total Households	13,643	88,466	216,289
Average HH Income	\$88,858	\$103,883	\$120,216
Daytime Population	19,053	193,812	503,586

CONTACT

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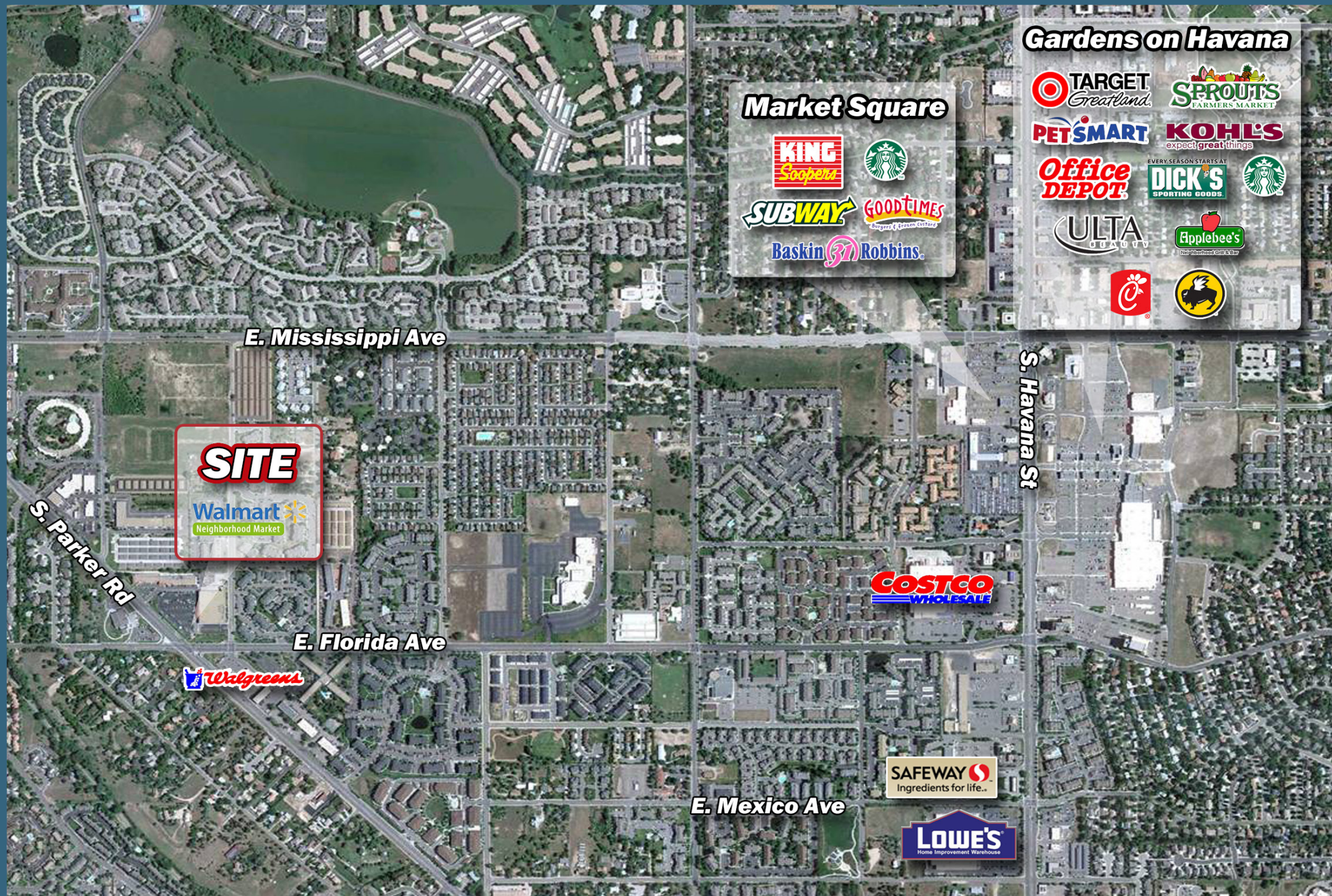


	TENANT	SF
A-100-101	Veterinarian	2,500
A-102	Boris Upholstery (AVAILABLE)	2,500
A-104	Vivo IV	1,835
A-106	Miracle Ear	1,300
A-108	Lavanda	1,300
A-110	Dentist	1,300
A-112	Tailor's Touch	1,950
A-116	Rocky Mountain Spine	1,950
A-122	Nails	1,300
A-124	Available	1,300
A-126	Available - Former Subway	1,300
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

Can be Combined

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

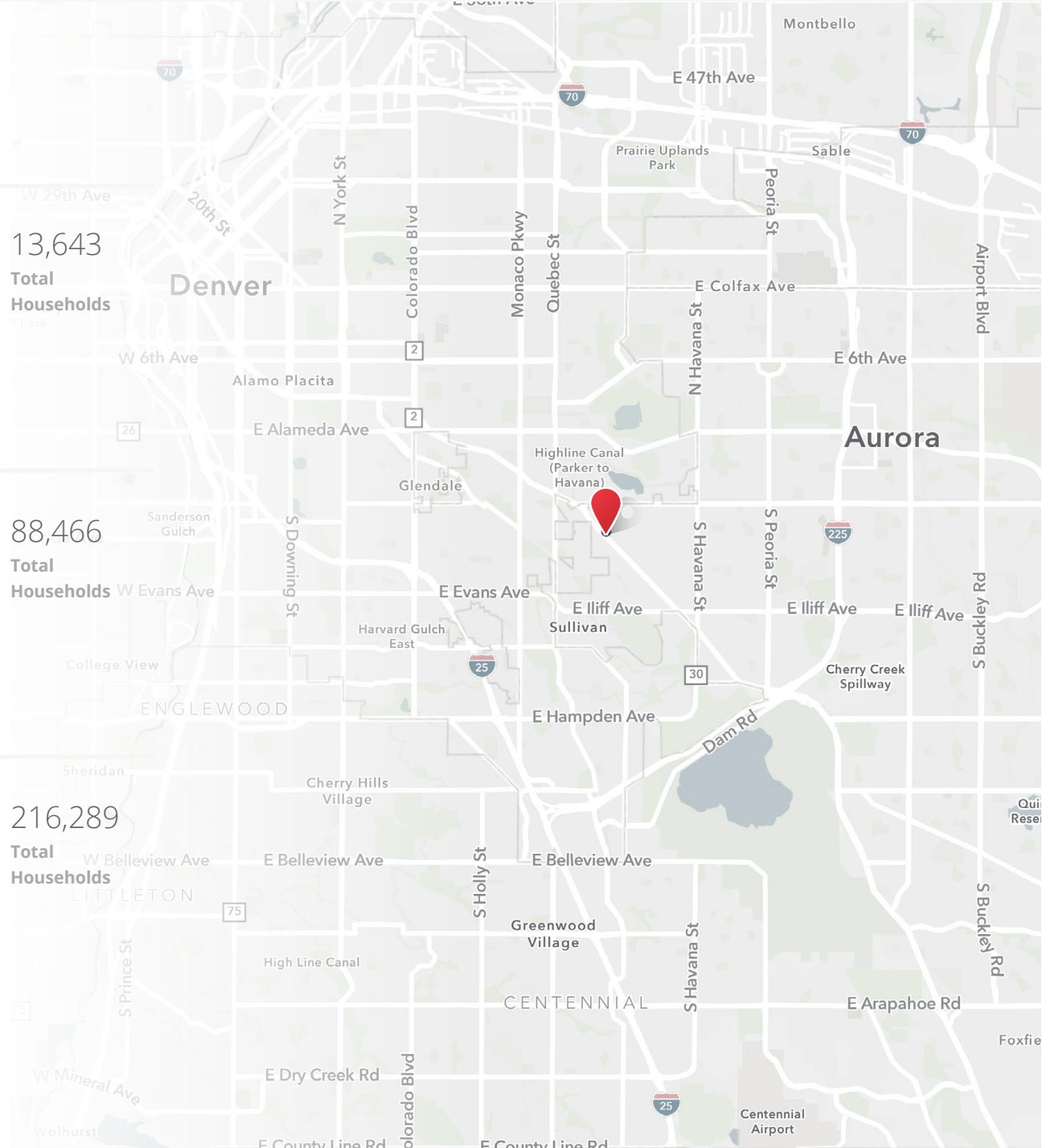
28,115	19,053	\$88,858	13,643
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

195,486	193,812	\$103,883	88,466
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

489,520	503,586	\$120,216	216,289
Population	Total Daytime Population	Average Household Income	Total Households



SOURCE





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