

# PICADILLY MARKETPLACE

SEC 56th Avenue & Picadilly Road, Aurora, CO



## PROPERTY OVERVIEW

- New Shopping Center Development anchored by King Soopers
- Retail pads and small shop space available
- Underserved and growing trade area
- Easy access to I-70, E-470, and Denver International Airport
- **42,420 new homes** in trade area upon completion (see aerial)

## CONTACT

**Scott Steputis**

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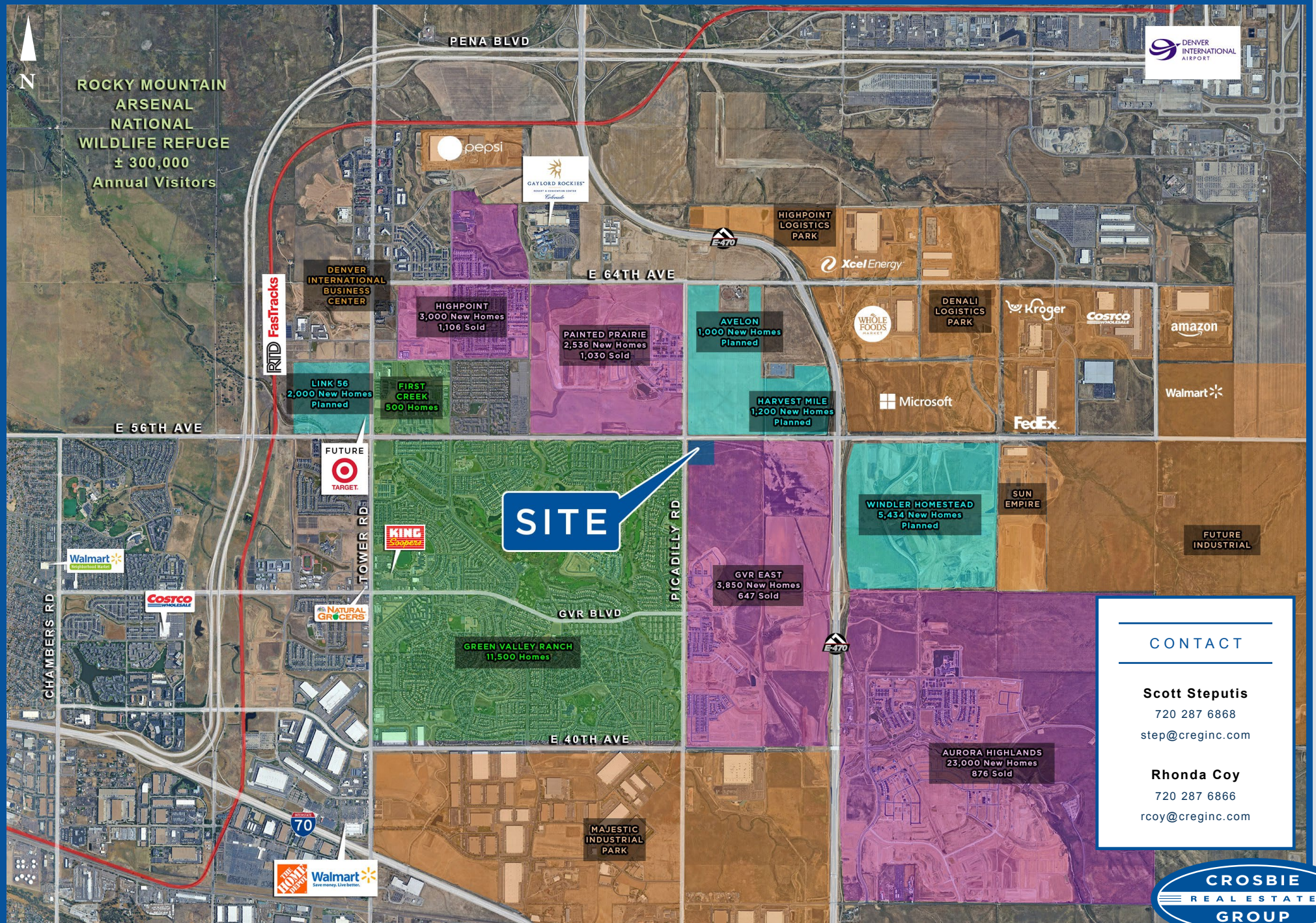
**Rhonda Coy**

720 287 6866  
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**CROSBIE**  
REALESTATE  
GROUP

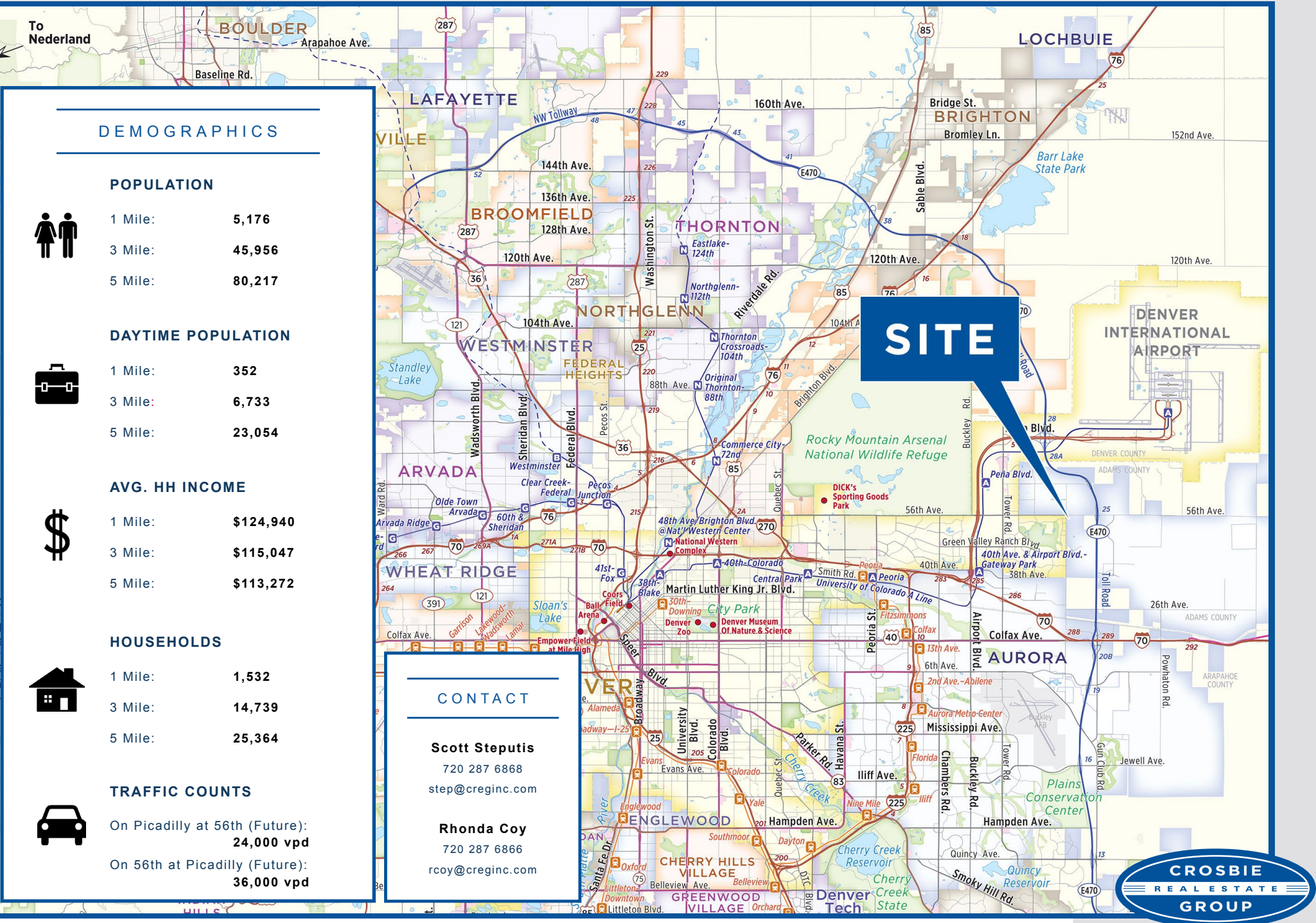
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## DEMOGRAPHICS

### POPULATION



|         |               |
|---------|---------------|
| 1 Mile: | <b>5,176</b>  |
| 3 Mile: | <b>45,956</b> |
| 5 Mile: | <b>80,217</b> |

### DAYTIME POPULATION



|         |               |
|---------|---------------|
| 1 Mile: | <b>352</b>    |
| 3 Mile: | <b>6,733</b>  |
| 5 Mile: | <b>23,054</b> |

### AVG. HH INCOME



|         |                  |
|---------|------------------|
| 1 Mile: | <b>\$124,940</b> |
| 3 Mile: | <b>\$115,047</b> |
| 5 Mile: | <b>\$113,272</b> |

### HOUSEHOLDS



|         |               |
|---------|---------------|
| 1 Mile: | <b>1,532</b>  |
| 3 Mile: | <b>14,739</b> |
| 5 Mile: | <b>25,364</b> |

### TRAFFIC COUNTS



|                                |                   |
|--------------------------------|-------------------|
| On Picadilly at 56th (Future): | <b>24,000 vpd</b> |
| On 56th at Picadilly (Future): | <b>36,000 vpd</b> |

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