

SUBLEASE - 6,300 S.F.

ASKING RATE: \$18.00/PSF, + NETS

NETS: \$10.85/PSF

SUBLEASE



6040 South Gun Club Road

Property Highlights

- Prominent end-cap available in Safeway grocery anchor.
- Sublease Opportunity - lease terms are flexible from 5-10 years.
- 6300 SF, will not subdivide.
- Nets are \$10.85/psf.
- Asking rent is: \$18.00/psf; well below market for the trade area.
- Tenant mix is amazing with a Home Depot shadow anchor.
- Great visibility to the E-470 corridor.
- White Box delivery with ADA restrooms.
- Formerly a restaurant and currently a gym concept.



MANNY CERECERES
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PROPERTY SUMMARY

Saddlerock Marketplace
6040 South Gun Club Road | Aurora, CO 80016



Property Summary

Building SF:	6,300
Lease Rate:	\$18.00
Lot Size:	4.01 Acres
Parking Ratio:	4:1,000
Parking:	cross easement
Nets:	\$10.85
Year Built:	
Zoning:	Merchandising MU-C

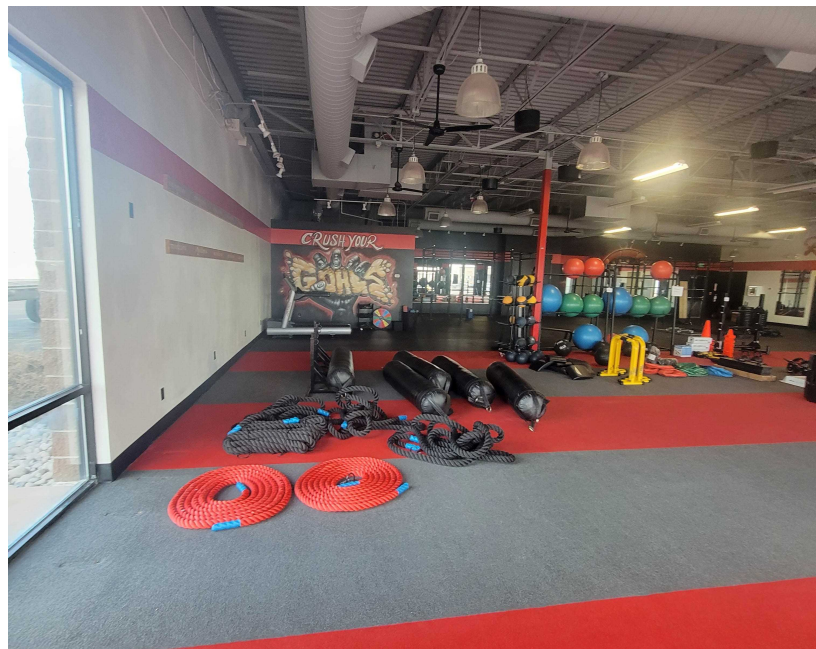
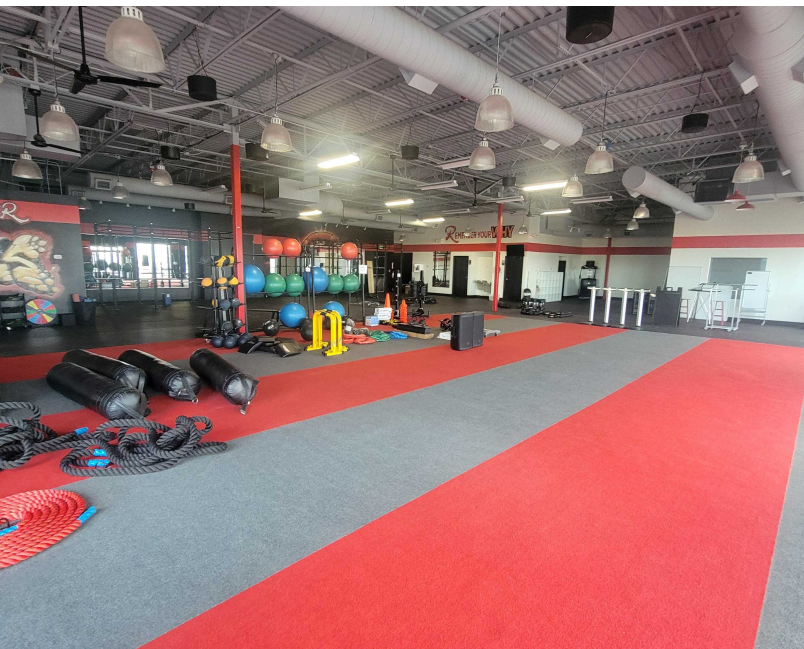
Property Overview

The property is located on the west side of the E-470 Loop. Basically the door step to Southlands Mall and the entire Southeast Aurora Trade Area. Great views of the east planes, as well as prominent exposure to the E=470 loop.

Location Overview

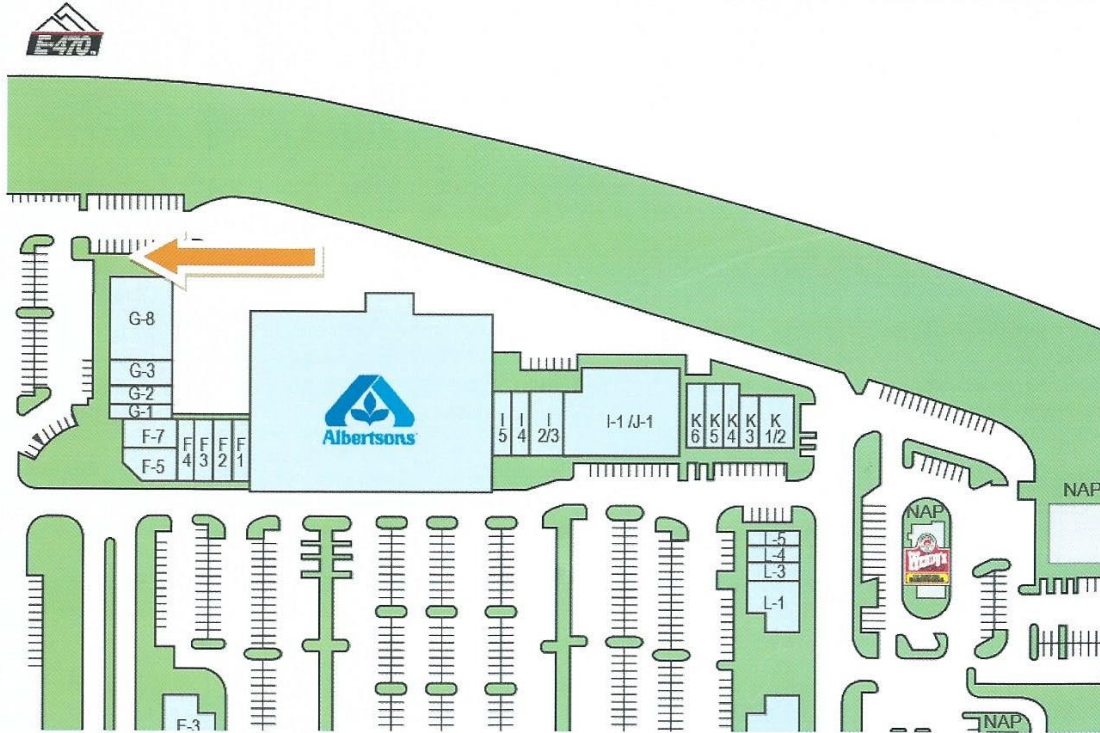
PROPERTY PHOTOS

Saddlerock Marketplace
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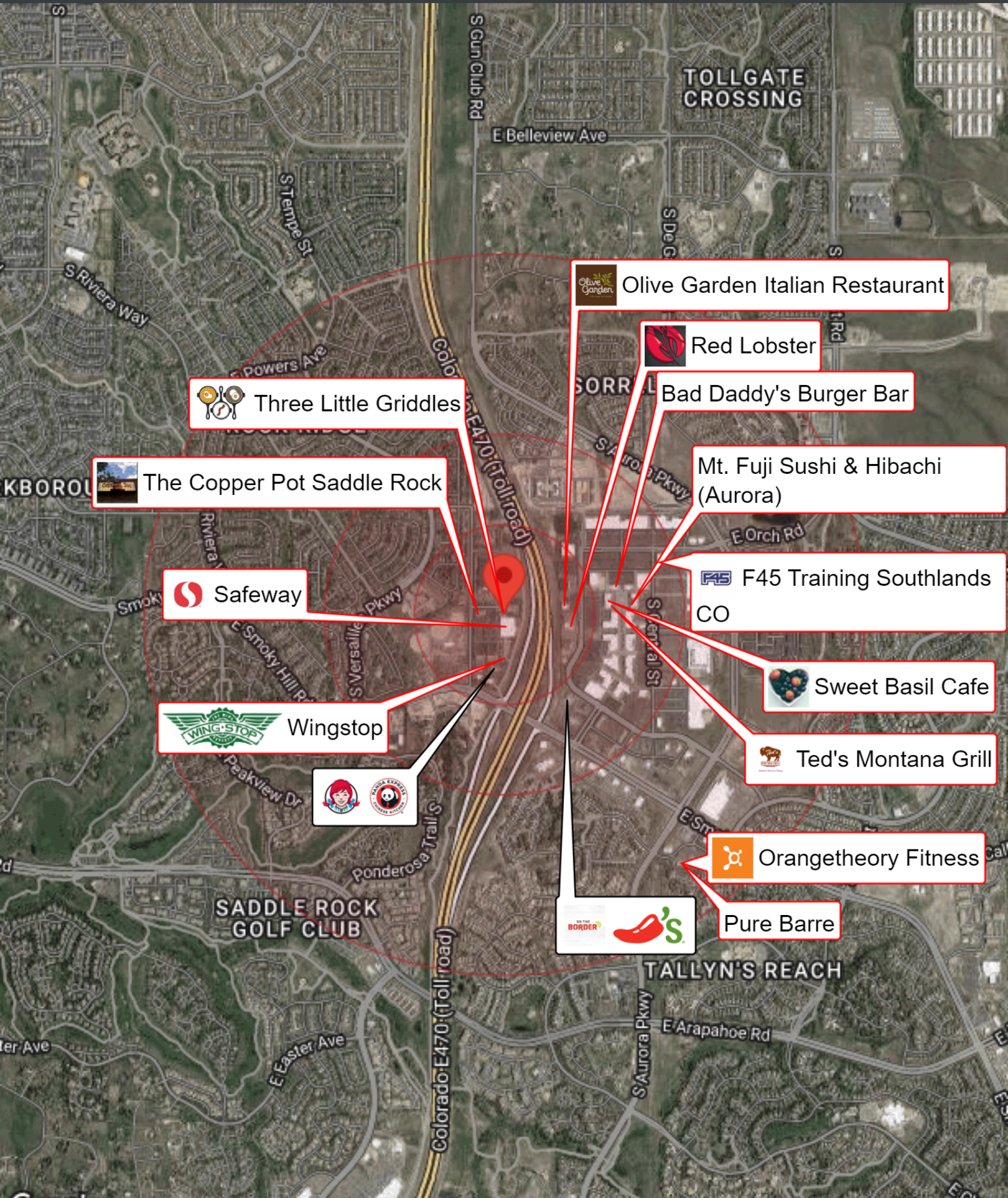
FLOOR PLANS

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BUSINESS MAP

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 Three Little Griddles


 The Copper Pot Saddle Rock


 Safeway


 Wingstop


 


 Olive Garden Italian Restaurant


 Red Lobster


 Bad Daddy's Burger Bar

 Mt. Fuji Sushi & Hibachi (Aurora)

 F45 Training Southlands CO

 Sweet Basil Cafe

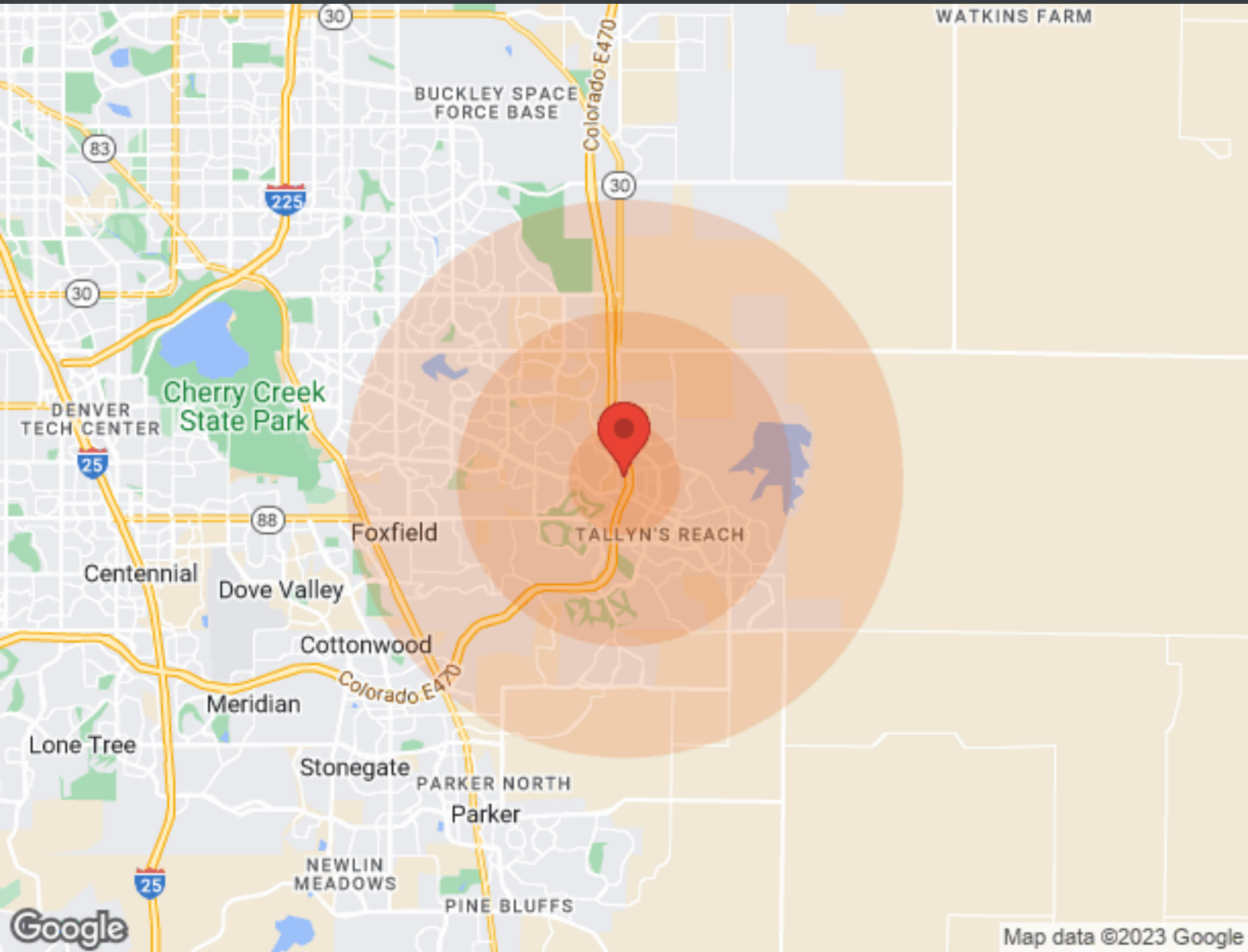
 Ted's Montana Grill

 Orangetheory Fitness

  Pure Barre

DEMOGRAPHICS

Saddlerock Marketplace
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Population	1 Mile	3 Miles	5 Miles
Male	3,619	34,723	71,680
Female	3,702	36,775	74,099
Total Population	7,321	71,498	145,779

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,731	17,271	33,746
Ages 15-24	1,203	12,017	23,620
Ages 55-64	752	8,116	17,325
Ages 65+	933	8,225	17,902

Race	1 Mile	3 Miles	5 Miles
White	5,577	58,803	117,235
Black	623	3,870	9,306
Am In/AK Nat	4	35	163
Hawaiian	N/A	3	53
Hispanic	671	6,253	15,767
Multi-Racial	906	8,616	20,330

Income	1 Mile	3 Miles	5 Miles
Median	\$98,394	\$100,461	\$93,755
< \$15,000	60	552	1,606
\$15,000-\$24,999	190	719	1,950
\$25,000-\$34,999	163	840	2,426
\$35,000-\$49,999	243	1,854	5,302
\$50,000-\$74,999	486	4,161	9,812
\$75,000-\$99,999	318	4,735	8,875
\$100,000-\$149,999	577	6,012	11,330
\$150,000-\$199,999	298	2,629	5,011
> \$200,000	179	2,160	3,555

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,459	23,657	51,175
Occupied	2,300	22,409	48,826
Owner Occupied	1,579	19,078	39,705
Renter Occupied	721	3,331	9,121
Vacant	159	1,248	2,349

DISCLAIMER

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