



Denver-Aurora-Lakewood, CO
VILLA MONACO

39.6765, -104.913
 2223 South Monaco Parkway | Denver, CO 80222

CENTER SIZE: 121,101 SF



DEMOGRAPHICS	2 MILE	3 MILE	6 MILE
	89,571	183,045	655,198
	43,557	87,687	301,541
	\$91,775	\$101,154	\$101,817

Multi-million dollar redevelopment, including the addition of Chuze Fitness

Surrounded by dense population of 189,000+ with an average household income of \$97,000+ within 3 miles

Located at SW corner of S Monaco Pkwy & E Evans Ave, benefiting from 40,000+ vehicles daily

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AVAILABLE SPACE

01	2,400 SF
07	1,500 SF
09	3,500 SF

PAD OPPORTUNITIES

34	2,798 SF
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CURRENT RETAILERS

N.A.P.	Walgreens	
N.A.P.1	AutoZone	
N.A.P.2	Quiznos	
N.A.P.3	Advance Auto Parts	
03	Zmily Health Group	2,376 SF
04	Magic Cleaners	2,874 SF
05	M&R EyeBrow Threading	1,350 SF
06	La Petite Salon	900 SF
08	Chuze Fitness	54,631 SF
10	Fritzy Feet	2,500 SF
11	H&R Block	1,950 SF
12	KT Nails	1,350 SF
13	Chen's Garden Restaurant	2,200 SF
14	Curves	1,680 SF
15	Bank of America	1,020 SF
16	Pudge Bros Pizza	1,400 SF
17-18	DMV	4,001 SF
19	Fred Loya	825 SF
20	Smoker Friendly	1,200 SF
21 - 23	Double Quick Printing Services	5,200 SF
24	Stack Optical	1,200 SF
25	Perfect Cuts	1,200 SF
26	Lang Co Restaurant	2,250 SF
27	Dollar Tree	8,460 SF
29	Perfect Teeth	4,058 SF
30	Wendy's	2,578 SF
31	Starbucks	1,500 SF
32	Las Tortugas	1,700 SF
33	Chase	2,500 SF



1515 - 09.18.24