



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 |
|----|----------|

**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  |

