

Villa Monaco

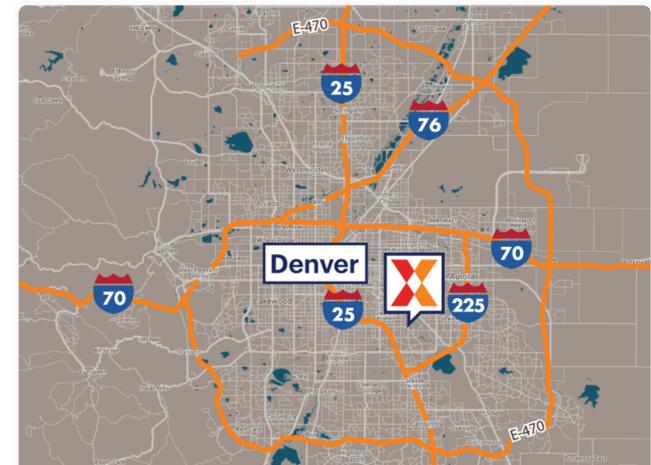
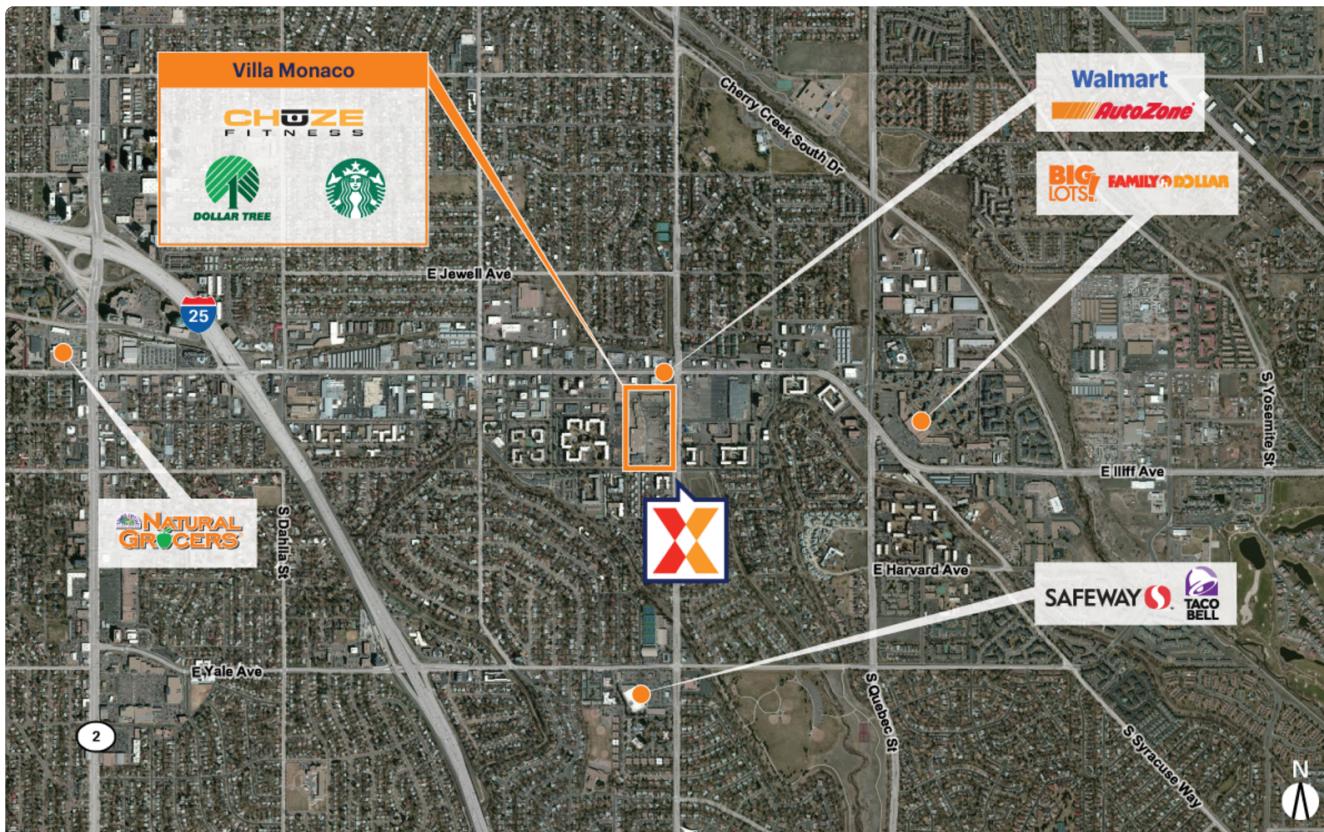
2223 South Monaco Parkway | Denver, CO 80222

Denver County

Denver-Aurora-Centennial, CO

121,101 Sq Ft

39.6766, -104.9141



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 19,440 | 179,589 | 432,282 |
| Daytime Pop. | 21,400 | 226,053 | 536,517 |
| Households | 8,621 | 83,519 | 200,021 |
| Income | \$121,000 | \$137,137 | \$150,679 |

Source: Synergos Technologies, Inc. 2024

Well-located neighborhood center with national and regional retailers including Chuze Fitness, Dollar Tree, Starbucks, and Wendy's

Surrounded by a dense population of 180K+ within 3-miles that swells to a strong daytime population of 222K+

Affluent and well-educated population with an average household income of \$121K+ and 56% college educated within a 3-mile radius

High visibility from 46K+ VPD on Evans Ave and 23K+ VPD on South Monaco Pkwy with nearby accessibility to the South Valley Highway (Kalibrate, 2021)

Located across the street from brand-new 287-unit apartment complex





This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1515

Available Spaces

29 4,058 Sq Ft 360°

Current Tenants

Space size listed in square feet

| | | |
|---------|---|--------|
| 01 | American Fit | 2,400 |
| 03 | Zmily Health Group | 2,376 |
| 04 | Magic Cleaners | 2,874 |
| 05 | H&R Block | 1,350 |
| 06 | Kash Kuts | 900 |
| 07 | Carniceria Sin Fronteras | 1,500 |
| 08 | Chuze Fitness | 54,631 |
| 09 | Monaco Wine and Spirits | 3,500 |
| 10 | Little Village | 4,450 |
| 12 | CD Nails | 1,350 |
| 13 | Spicy Asian | 2,200 |
| 14 | Laymuna Beauty | 1,680 |
| 15 | Bank of America | 1,020 |
| 16 | Reggae Pot Jamaican Grill | 1,400 |
| 17-18 | Department of Motor Vehicles - Colorado | 4,001 |
| 19 | Fred Loya Insurance Agency | 825 |
| 20 | Smoker Friendly | 1,200 |
| 21 - 23 | Double Quick Printing Services | 5,200 |
| 24 | Stack Optical | 1,200 |
| 25 | Perfect Cuts | 1,200 |
| 26 | Lang Co Restaurant | 2,250 |
| 27 | Dollar Tree | 8,460 |
| 30 | Wendy's | 2,578 |
| 31 | Starbucks | 1,500 |
| 32 | Tacos Chano | 1,700 |
| 33 | Just U Dental | 2,500 |
| 34 | Blackfin Auto Service | 2,798 |

