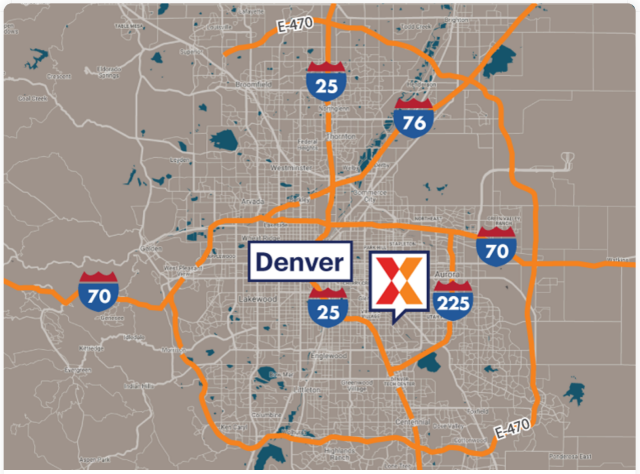
Villa Monaco

Denver County | Denver-Aurora-Centennial, CO | 121,101 Sq Ft

2223 South Monaco Parkway | Denver, CO 80222

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 and Starbucks

Surrounded by a dense population of 180K+ within 3-miles that swells to a strong daytime population of 226K+

Affluent and well-educated population with an average household income of $137K+ and 57% 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, 2025)

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



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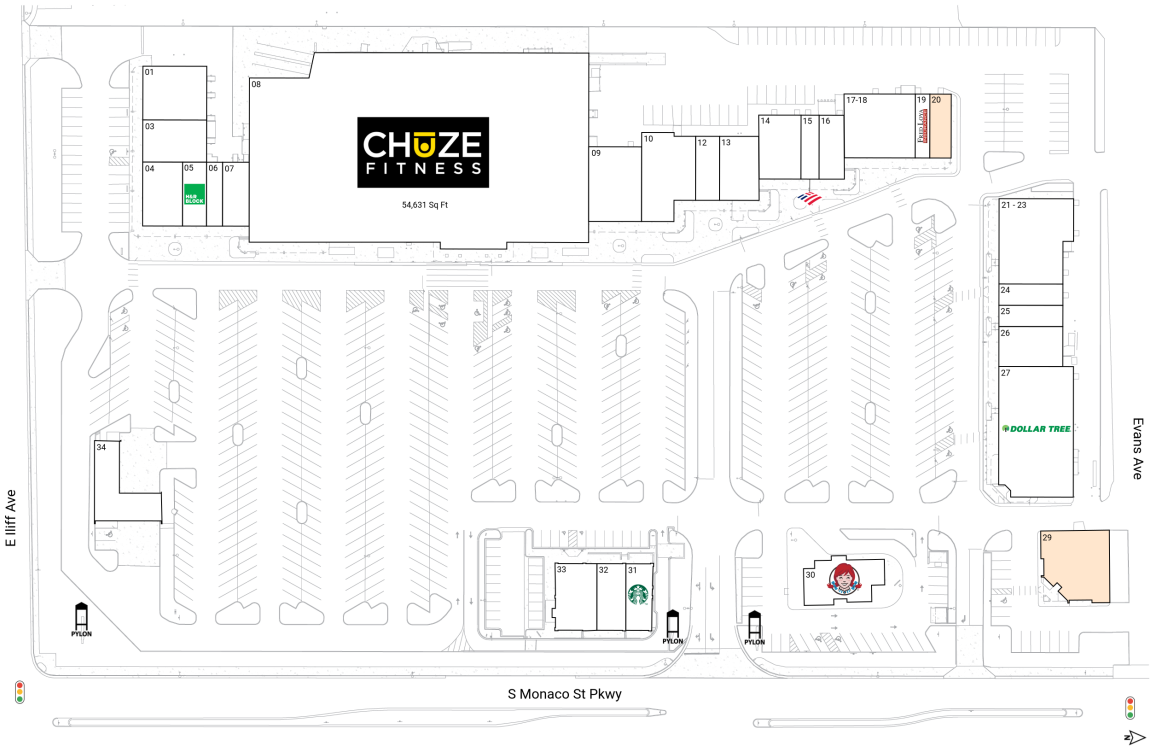
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Available Spaces

20 1,200 Sq Ft 360° 29 4,058 Sq Ft 360°

Current Tenants

Space size listed in square feet

01	American Fit	2,400
03	Premier Family Medicine	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
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

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



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