

# SADDLE ROCK

7450 S. Gartrell Road, Aurora, Colorado 80016



## CONTACT US

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[GARTPROPERTIES.COM](http://GARTPROPERTIES.COM)



## PROPERTY HIGHLIGHTS

- Anchored by Super Target, Jo-Ann Fabrics, PetSmart, and Ace Hardware.
- Land development opportunity on the North side of the property (4.25 acres).
- Less than 2 miles from two major high schools: Grandview High School serving 2,908 students and Cherokee Trail High School which serves 2,888 students.
- Surrounded by several high-quality residential areas such as Tallyn's Reach, Blackstone, and Southshore.

## FEATURED SPACE

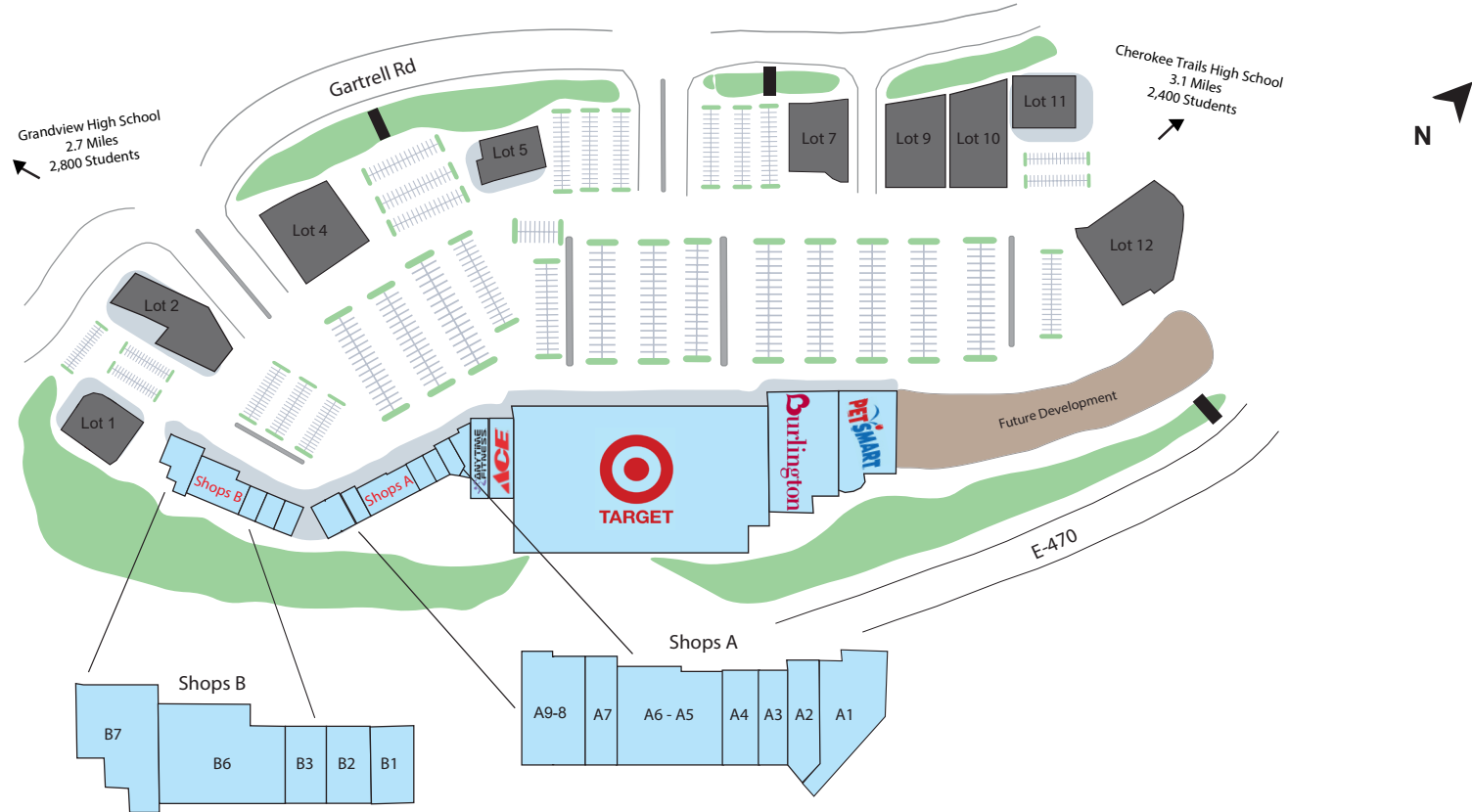
Fully Leased!

## JOIN THESE TENANTS



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## SHOPS A

A1	Rio Jiu Jitsu	2,498 SF
A2-4	Sunrise Asian Cusine	3,609 SF
A5-6	Aurora Wine & Liquor	3,233 SF
A7	State Farm	1,423 SF
A9-8	Forest Hills Dental Care	2,981 SF

## SHOPS B

B1	Miraculous Nails	1,190 SF
B2-3	Performance Play Music	2,194 SF
B6	MPact Dance Academy	3,692 SF
B7	Las Fajitas Mexican	2,830 SF

## PAD SITES

1	Dollar Tree	N.A.P
2	Starbucks/Nail Salon	N.A.P.
4	Taco Bell	N.A.P
5	AFC Urgent Care	N.A.P
7	Carls Jr - <i>NOW OPEN!</i>	N.A.P
10	Saddle Rock Institute	N.A.P
11	Premier Early Childhood	N.A.P
12	Stonebridge Car Wash	N.A.P
13	Future Development	N.A.P

## MAJORS

Target	174,500 SF
Burlington	35,000 SF
Petsmart	20,087 SF
ACE Hardware	11,670 SF
Anytime Fitness	6,447 SF

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## 2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Daytime population	7,757	51,383	140,662
 Population	10,867	66,885	175,902
 Median HH Income	\$131,410	\$125,225	\$113,201
 Education (Bachelors)	7.1%	33.3%	31.0%
 Traffic Counts (Two Way)	E-470 & Smoky Hill Rd. over 34,000 vehicles/day		
	E-470 & Gartrell Rd. over 32,000 vehicles/day		

## SUB-MARKET DATA

**City/County:** Arvada / Jefferson County

**Zoning:** Mixed-use Urban



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## SURROUNDING





**GART PROPERTIES**

240 Saint Paul St, Suite 200, Denver, Colorado 80206

**GARTPROPERTIES.COM**

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Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

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