



Saddlerock Marketplace

6020 - 6240 South Gun Club Road

Aurora * Colorado

Available Spaces:

- * Dominant Safeway anchored retail center in SE Aurora.
- * Rare vacancy in the shopping center
- * Strong demographics with ever improving density.
- * Join eclectic mix of National, Regional and local Tenants

New to the Market

- * Unit E-1 - 1,330sf
Dental space
- * Unit L-3 - 1,089sf
Former RE office
- * Unit G-1 - 1,400sf
- * Unit I-4 - 1,400sf
- * Unit I 2/3 - 2,807sf

* Asking rent: \$27/sf
NNN: \$14/sf

Contact :

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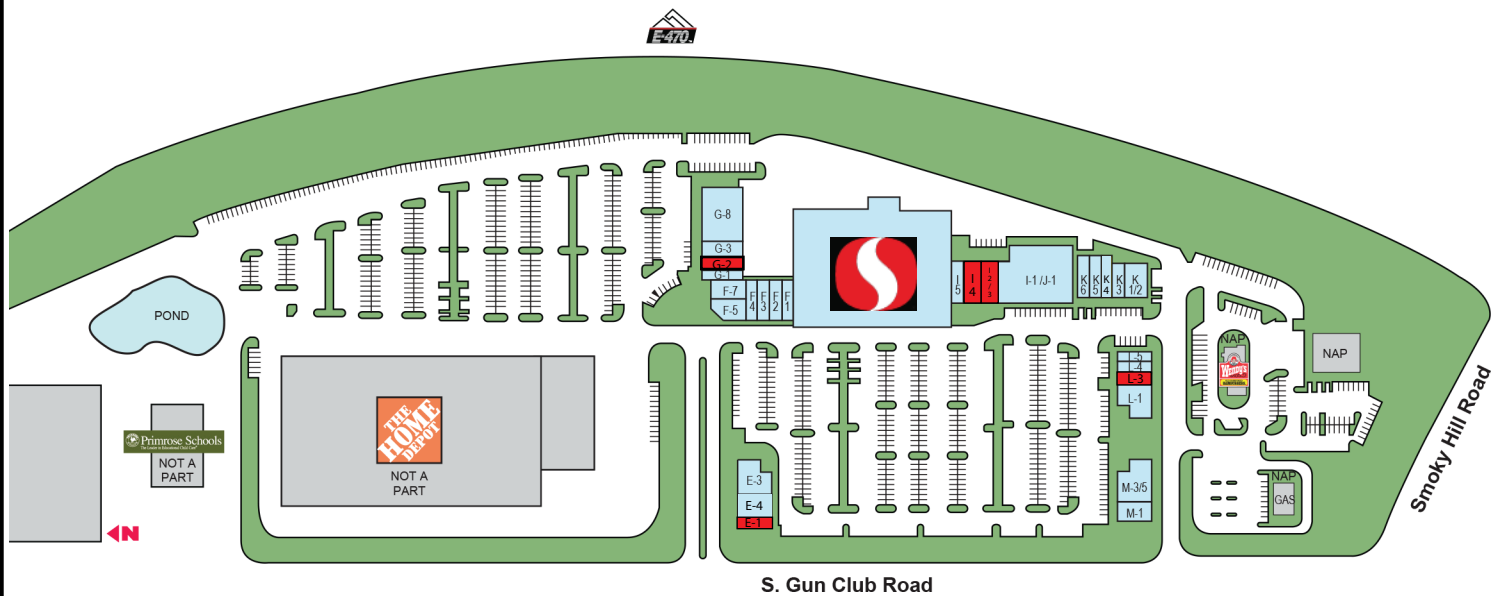
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G-8	Action Behavior Center	6,300SF
G-3	Family 1st Dental	2,100SF
G-1	AVAILABLE	1,400SF
G-2	CT Family Chiropractic	1,400SF
F-7	Body Image Physical Therapy	1,800SF
F-5	Body Image Physical Therapy	2,200SF
F-4	Hungry Howie's	1,400SF
F-3	Hair Color Express	1,400SF
F-2	The Griddle	1,400SF
F-1	Kumon	1,400SF
I-5	State Farm	1,400SF
I-4	AVAILABLE	1,400SF
I-2/3	AVAILABLE	2,807SF
I-1/J-1	Great Vines Liquor	12,400SF
K-6	UPS Store	1,400SF

K-5	Sport Clips	1,400SF
K-4	Tenant	1,400SF
K-3	Professional Nails	1,200SF
K-1/2	Wingstop	2,400SF
L-5	High Voltage Vapes	1,200SF
L-4	Any Lab Test	1,200SF
L-3	AVAILABLE	1,089SF
L-1	Pho Restaurant	2,711SF
M-3/5	Martial Arts	3,920SF
M-1	Martial Arts	2,280SF
E-3	Bangkok Tokyo Asian	3,200SF
E-2	Ajuua Mexican	2,400SF
E-1	AVAILABLE	1,330SF

* I 2/3 & 4 can be combined for 4,207sf

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