

# MARKET SQUARE

SEC South Monaco Parkway & Leetsdale Drive  
Denver, Colorado



❖ King Soopers grocery, known for excellent quality and unbeatable prices making it the top grocer in Denver is the anchor of this southeast metro area shopping center.

❖ Situated on the southeast corner of Leetsdale Drive and South Monaco Parkway, this shopping center offers excellent access from two high traffic major urban thoroughfares.

❖ This center is located in a well established, densely populated residential neighborhood.

Total Rental Area Size:	83,243 SF	Traffic Counts:	
Total Number of Units:	11	South Monaco Parkway	35,000 VPD
Anchor Tenant:	King Soopers	Leetsdale Drive	50,000 VPD

Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	21,628	192,667	521,615
2027 Population	25,708	204,331	552,360
Projected Growth	3.8%	1.2%	1.2%
2018 AHI	\$90,685	\$113,215	\$111,326

**AmCap**  
INCORPORATED



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Leasing Information  
AmCap Properties, Inc.  
950 South Cherry Street, 1120  
Denver, CO 80246  
303-321-1500

[www.AmCap.com](http://www.AmCap.com)




S. Monaco Pkwy

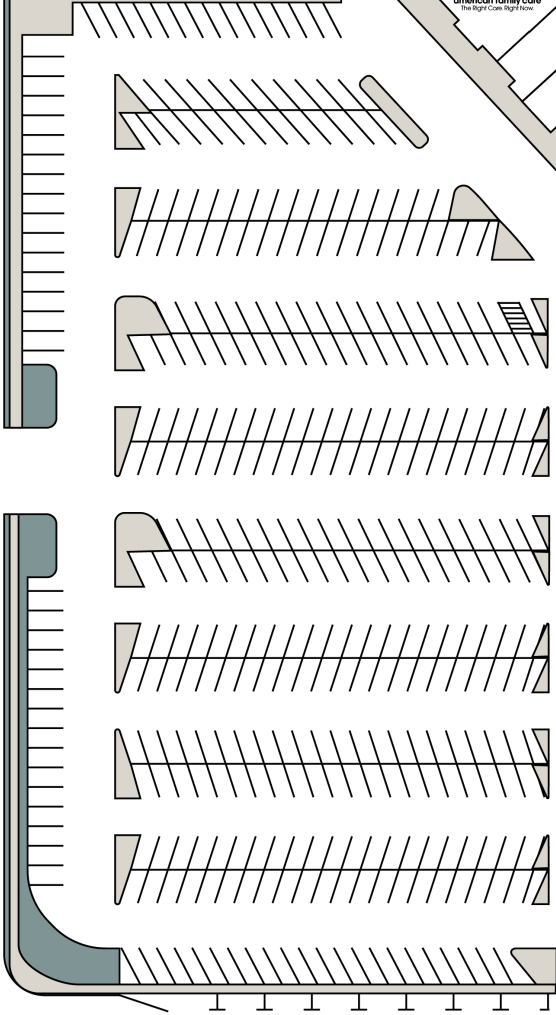
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Leetsdale Dr. (Hwy 83)



american family care  
The Right Care. Right Place.

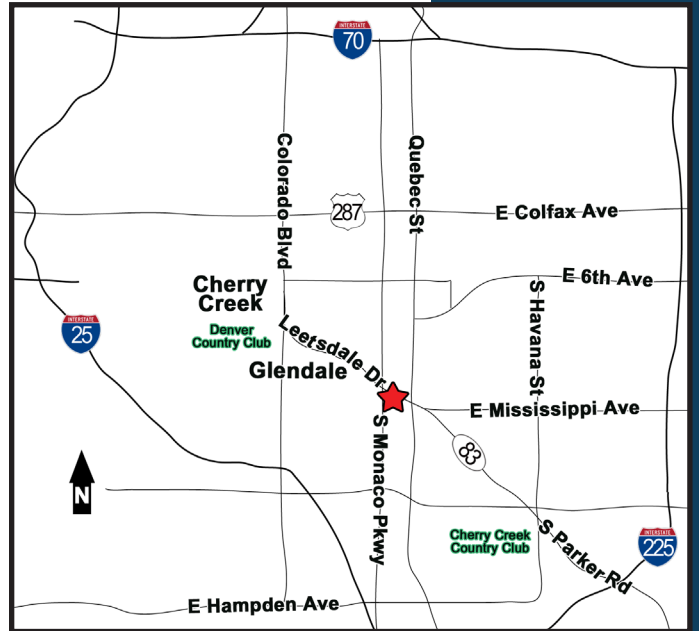
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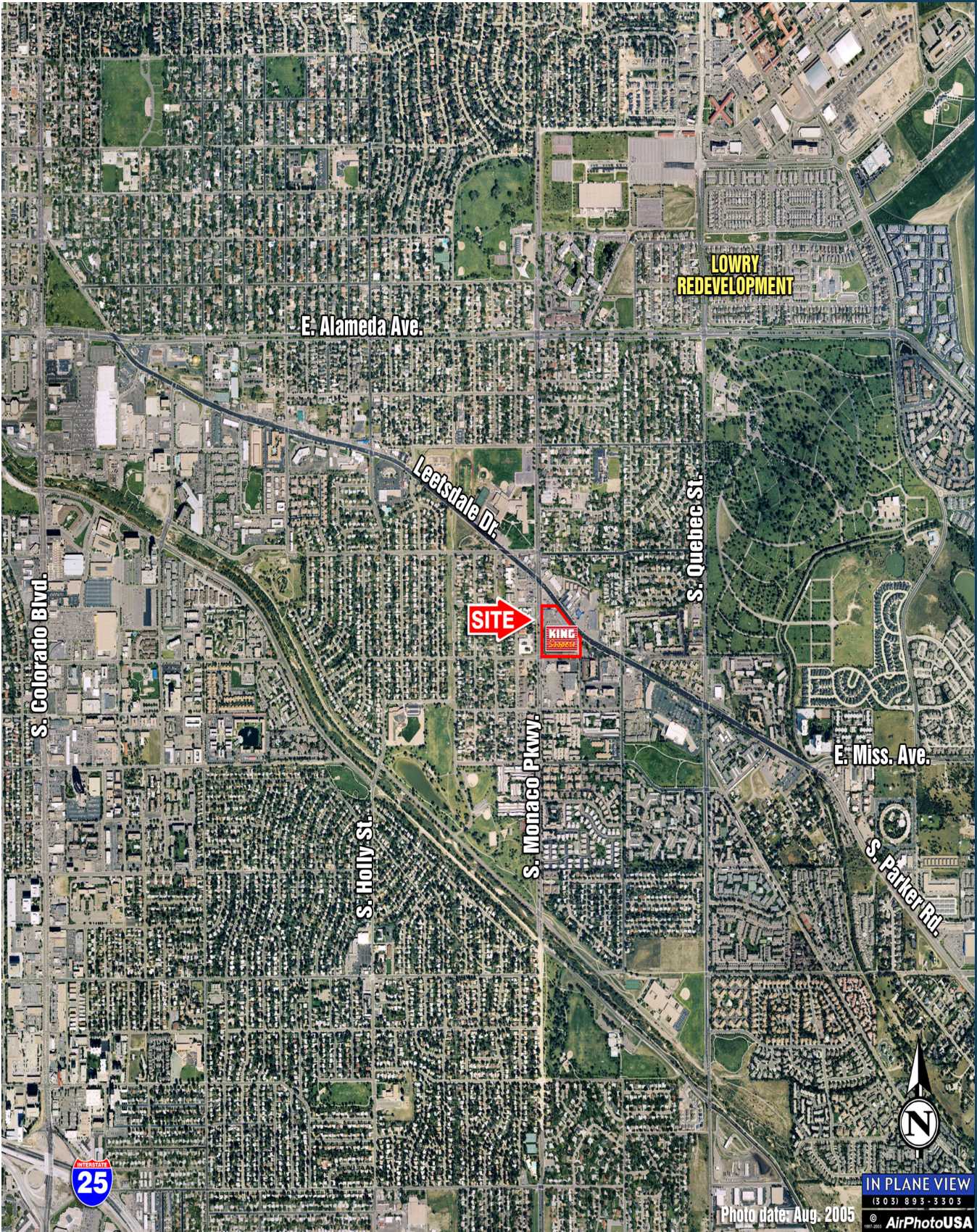

E. Kentucky Ave.



S. Niagara St.



TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:
King Soopers	A	62,229	Istanbul Cafe & Bakery	9	1,407
Super Star Nails and Spa	4a	1,760	AFC Urgent Care	10/11	4,544
AVAILABLE	5	1,430	The UPS Store	4B	1,500
AVAILABLE	6	2,000	Optical Masters	2/3B	2,520
Brooklyn Pizza	7	1,050	Chipotle	1B	2,460
Pho OK	8	2,187	<b>TOTAL:</b>		<b>83,087</b>



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Revised 08-23