

FOR LEASE

BROADLEAF

1380 NORTH UVALDA STREET, AURORA, CO 80011

1,888 - 5,796 SF | RETAIL & RESTAURANT READY



PROPERTY HIGHLIGHTS

- Class A Ground Floor Retail with 1,888 – 5,796 SF Available (Divisible)
- Positioned Adjacent to the Fitzsimons Medical Campuses (Anschutz Medical Campus, Children’s Hospital Colorado, & Rocky Mountain Regional VA Medical Center)
- Serves Dense Daytime Population of 30,000+ Employees & 1,300+ Total Beds
- Steps From the Hyatt Regency Aurora-Denver Conference Center, Generating Year-Round Conference Traffic with Events Accommodating 1,000+ Attendees & Thousands of Annual Visitors
- Excellent Access Near I-225 & E. Colfax Ave. With Colfax Station Nearby
- Ideal for Users Seeking a Highly Captive Audience From Surrounding Residential (Including 370 Units Upstairs) & Daily Medical & Hotel Traffic
- Dedicated Off Street Retail Parking

TRAFFIC COUNTS: 49,000 VPD - E. Colfax Ave. & Ursula St.
180,072 VPD - I 225

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Est. 2026 Population	24,068	162,352	408,856



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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Axio Commercial
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FITZSIMONS MEDICAL CAMPUSES

Est. Total Daytime Population	30,000 - 45,000
Est. Student Population	4,500 - 4,600
Est. Total Hospital Beds	1,300 - 1,500

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