

# EAST ILIFF PLAZA

16880 E. Iliff Ave, Aurora, CO 80013



## PROPERTY HIGHLIGHTS

- Attractive retail center located at Southwest Corner of Iliff & Buckley
- Landlord has the ability to add tenant finish allowance.
- Low shopping center expenses: \$9.40/SF NNN - 2026
- Ample parking and Signage
- Located in high traffic area at the SWC of E. Iliff Ave & Buckley Rd.
- Units 16860 demised to 1,200 & 2,400 SF
- Co-listed with Louis Lee Antonoff & Co.

## OFFERING SUMMARY

Lease Rate:	upto \$22 SF/yr (NNN)
Available SF:	1,200 - 3,600 SF
Year of Construction:	1979
Zoning:	Commercial
Traffic Count:	38,365 VPD
Shopping Center Expense:	\$9.40/sf - 2026

SPACES	LEASE RATE	SPACE SIZE
Unit F - 16860	\$15.00 SF/yr	3,600 SF
Unit O - 16746	\$14.00 SF/yr	1,600 SF
Unit E - 16866	\$20.00 SF/yr	1,200 SF



### DANCHEN ASTLE

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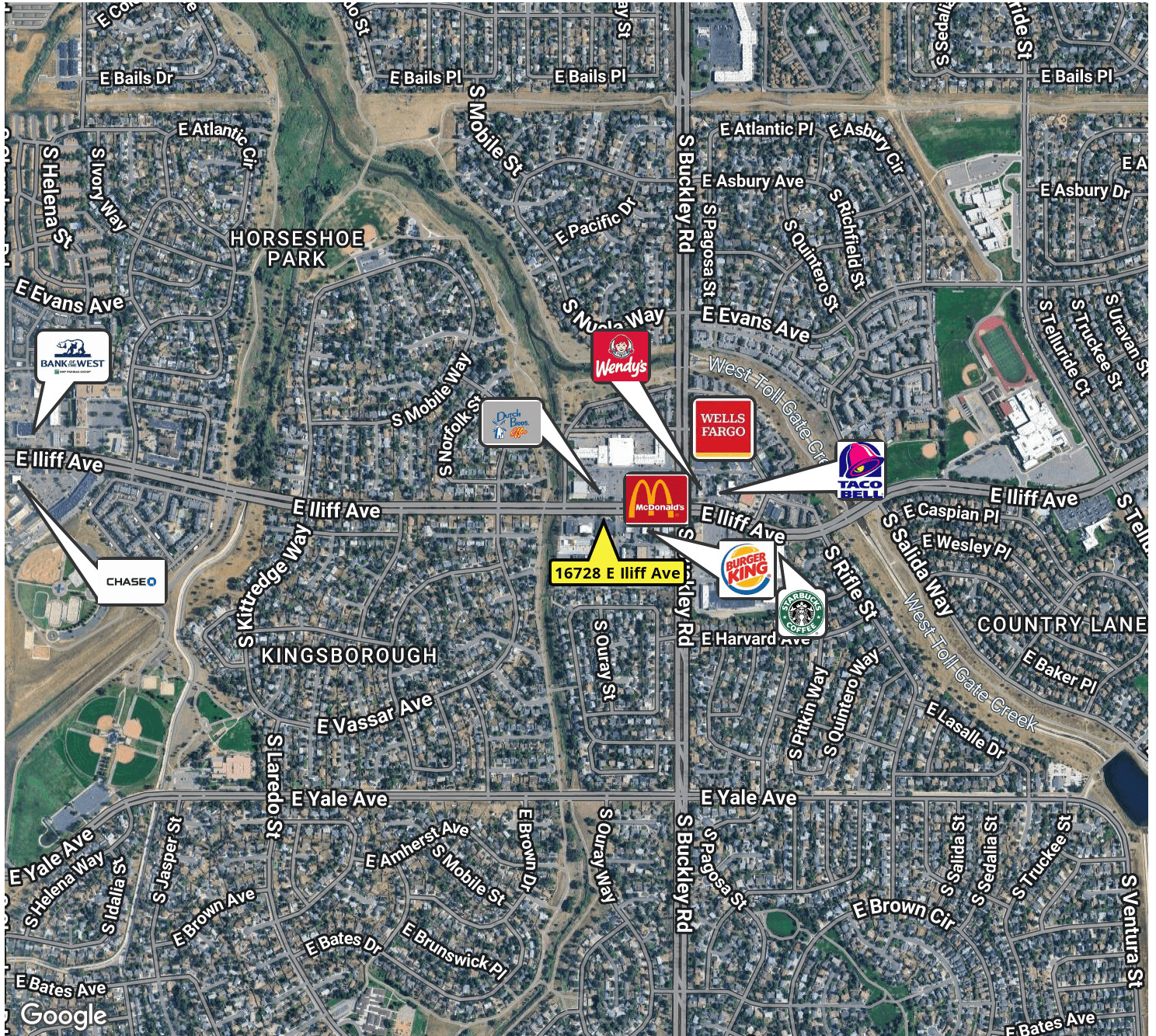
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East Iliff Plaza

Unit	#	Tenant	SF
A	16880	Money Tree	2,400
B	16876	Smiling LLC	1,200
C	16870	China Café	2,400
D	16868	Smokin' Rich's	1,200
E	16866	Former Hair Salon	1,200
F	16860	Vacant	3,600
G	16798	Nails	1,200
H	16794	Grocery	2,400
I	16786	Event Center	4,800
J	16784	DS Market	3,600
K	16768	Jimma Market & Coffee	800
L	16762	Venezia Innovative Services	3,800
M	16758	Iglesia De Dios	3,800
N	16750	Little Star Learning Center	4,800
O	16746	Christian Congregation	1,600
P	16744	Islamic Center of Aurora	1,600
Q	16740	Community Center	1,600
R	16738	Foundation Inc.	3,800
S	16728	Southeast Aurora Club	2,600
T	16734	Foundation Inc.	1,600



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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,072	161,861	342,092
Average Age	35.9	36.7	36.5
Average Age (Male)	33.4	35.6	35.7
Average Age (Female)	38.2	38.5	37.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,256	61,811	127,587
# of Persons per HH	2.9	2.6	2.7
Average HH Income	\$77,771	\$78,870	\$85,130
Average House Value	\$290,122	\$273,077	\$294,061

\* Demographic data derived from 2020 ACS - US Census



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