

## INVESTMENT RETAIL FOR SALE



**PRIDE PLAZA**  
**14211 E. 6TH AVENUE**  
**AURORA, CO 80011**

### HIGHLIGHTS

- Pride Plaza is a busy and well maintained neighborhood shopping center located at the northeast corner of the East 6th Avenue and Interstate 225 interchange.
- Great signage and visibility from 6th Avenue.
- Two, long time, quality tenants - Aurora Youth Dentistry and BK Liquors.
- Pending Lease for 4 Tesla Superchargers. (\$1000.00 per month)
- Shared access with McDonalds w/double drive thru. (McDonalds pays a portion of the CAM)
- Surrounded by numerous apartment and residential communities.
- Half mile from 2nd & Abilene Light Rail Station.
- 2.6 miles to the Anschutz Health & Wellness Center.
- New roof, new electric system and 3 new HVAC units at Liquor store 12/2021



**\$3,975,000.00**

**12,665 square feet**

**NOI \$271,000.00**

**CAP RATE 6.80 %**

### PROPERTY STATISTICS

| <u>BUILDING</u>  |            | <u>SITE</u>         |               |
|------------------|------------|---------------------|---------------|
| <b>SIZE</b>      | 12,665     | <b>SITE SIZE</b>    | 1.26 acres    |
| <b>YOC</b>       | 1976       | <b>PARKING</b>      | 62+/- Surface |
| <b>MATERIALS</b> | Masonry    | <b>ZONING</b>       | MU-C          |
| <b>CAM</b>       | \$9.93 PSF | <b>TAXES (2026)</b> | \$62,938.22   |

**FOR MORE INFORMATION, PLEASE CALL:**  
**John V. Propp, CCIM—303-692-1816**  
**john@johnproppcommercial.com**  
**6020 Greenwood Plaza Blvd., Suite 100**  
**Greenwood Village, CO 80111**  
**learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**



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| Tenant Name            | Sq. Ft. | Lease Start | Lease End | Options    |
|------------------------|---------|-------------|-----------|------------|
| Aurora Youth Dentistry | 8,040   | 7/1/2001    | 6/30/2031 | One 5 year |
| BK Discount Liquors    | 4,625   | 11/1/2000   | 3/31/2031 | One 5 year |
|                        | 12,665  |             |           |            |



| <b>DEMOGRAPHICS (2026)</b> |                      |                      |                       |
|----------------------------|----------------------|----------------------|-----------------------|
| <b><u>Radius</u></b>       | <b><u>1-Mile</u></b> | <b><u>3-Mile</u></b> | <b><u>5-Mile</u></b>  |
| <b>Population</b>          | <b>21,784</b>        | <b>156,401</b>       | <b>412,989</b>        |
| <b>Households</b>          | <b>8,010</b>         | <b>56,495</b>        | <b>155,270</b>        |
| <b>Median Income</b>       | <b>\$72,214</b>      | <b>\$75,554</b>      | <b>\$98,721</b>       |
| <b>Traffic Counts</b>      | <b>182,000 ~</b>     | <b>Vpd at 6th</b>    | <b>&amp; Billings</b> |

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