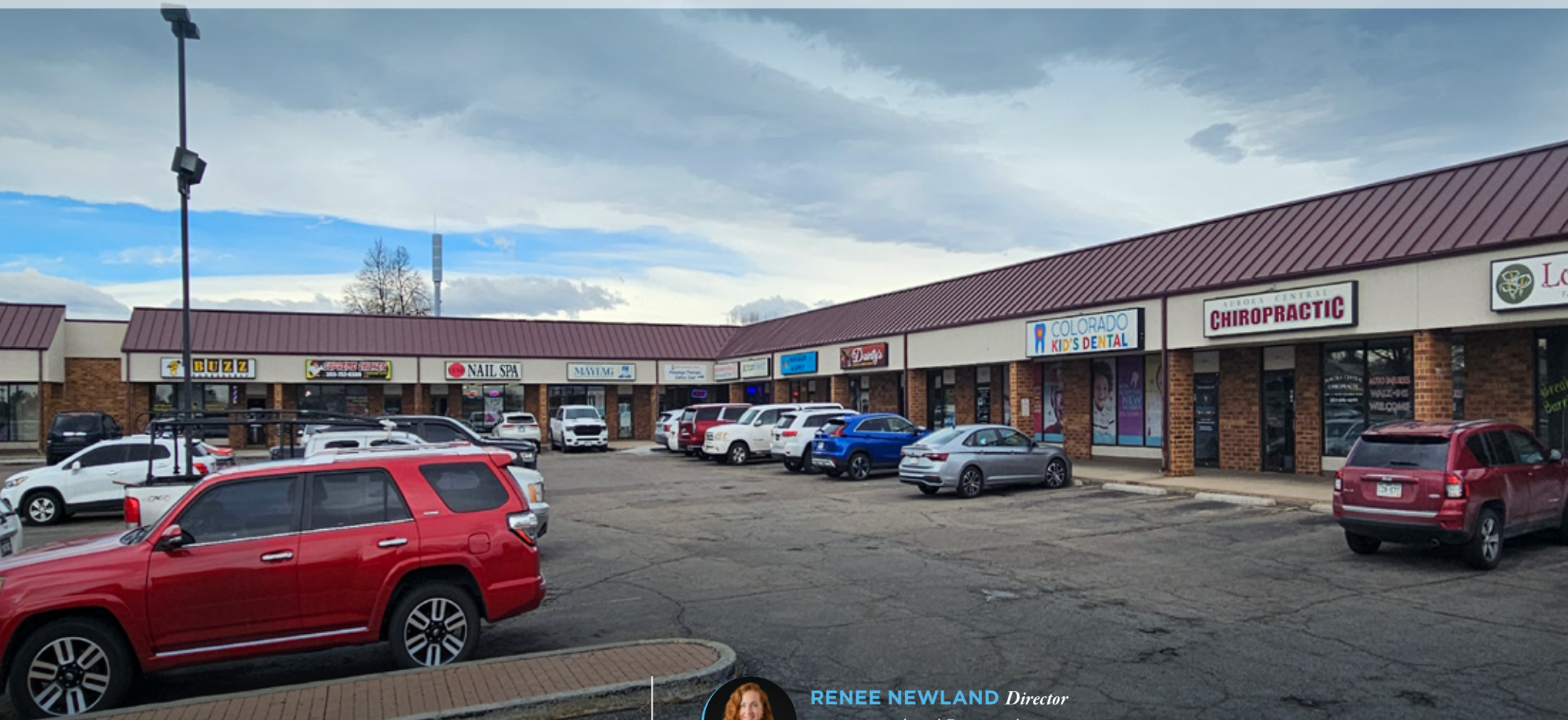


RETAIL SPACES FOR LEASE IN AURORA, CO

2295 SOUTH CHAMBERS ROAD | 1,200 SF | AVAILABLE



navpoint
REAL ESTATE GROUP



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EXECUTIVE SUMMARY

Position your business for success at this vibrant neighborhood shopping center located at a busy, signalized intersection with outstanding visibility and multiple access points. The center benefits from a combined traffic count of approximately 80,000 vehicles per day, ensuring constant exposure and convenience for customers.

Join a well-balanced tenant mix that draws strong daily foot traffic and serves the surrounding established residential neighborhoods. Whether you're looking for a boutique storefront or a larger retail configuration, these clean and efficient spaces offer excellent potential for a wide range of uses.

PROPERTY ADDRESS 2295 South Chambers Road, Aurora, CO

SPACES AVAILABLE Unit F - 1,200 SF

LEASE RATE \$18.00/SF/NNN

- Premier location with loyal customer base
- Excellent signage opportunities
- Multiple ingress/egress points for easy customer access
- Strong visibility at a key community intersection



EXECUTIVE SUMMARY



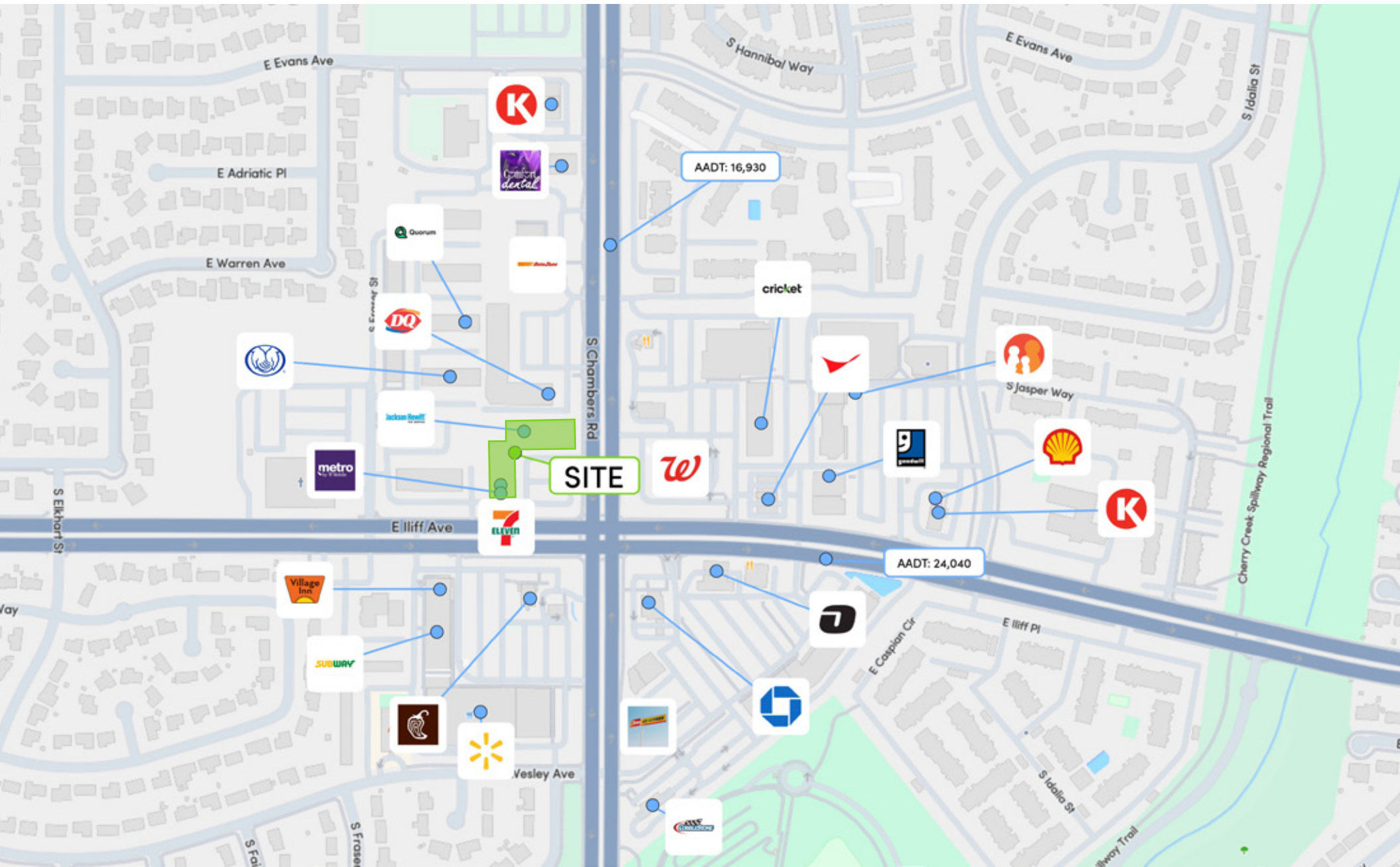
UNIT F

SPACE AVAILABLE 1,200 SF

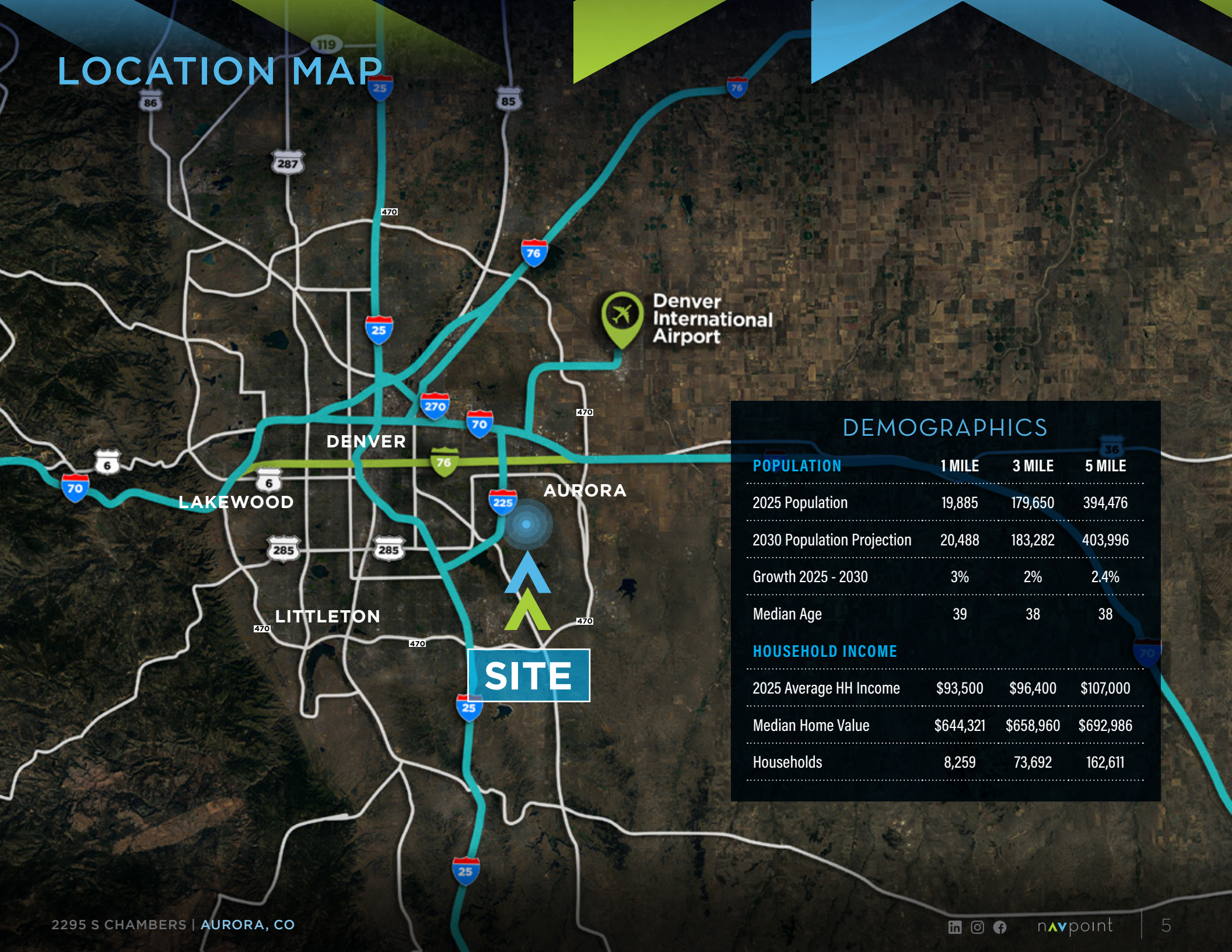
LEASE RATE \$18.00/SF/NNN

- Existing bar and walk-in humidor infrastructure still in place
- Perfect size for quick service concepts, boutiques, or professional services

NEIGHBORHOOD MAP



LOCATION MAP

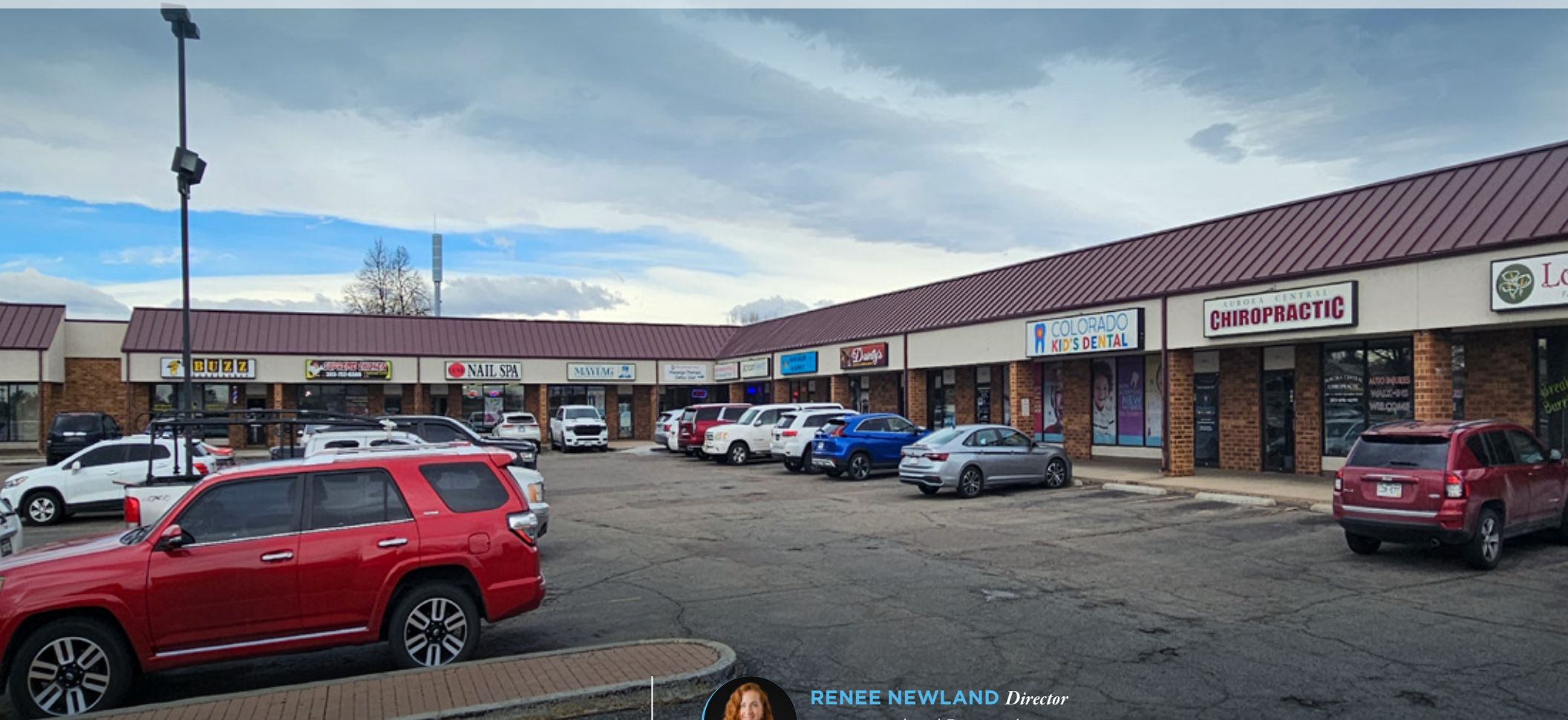


DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|-----------|-----------|-----------|
| 2025 Population | 19,885 | 179,650 | 394,476 |
| 2030 Population Projection | 20,488 | 183,282 | 403,996 |
| Growth 2025 - 2030 | 3% | 2% | 2.4% |
| Median Age | 39 | 38 | 38 |
| HOUSEHOLD INCOME | | | |
| 2025 Average HH Income | \$93,500 | \$96,400 | \$107,000 |
| Median Home Value | \$644,321 | \$658,960 | \$692,986 |
| Households | 8,259 | 73,692 | 162,611 |

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