

Two Inline Spaces Now Available for Lease | at Potomac Square

13600 EAST MISSISSIPPI AVENUE | AURORA, COLORADO 80012

\$15.00 psf + NNN



All Photography | Copyright © 2026 J Barry Winter | All Rights Reserved

Two Spaces Recently Available for Lease

Please give a call for more details and our competitive rates and NNN

Traffic Counts (2022)

S Potomac St at E Mississippi Ave N	21,584 VPD
E Mississippi Ave at S Potomac St W	57,088 VPD
E Mississippi Ave at S Victor Way W	39,890 VPD
E Mississippi Ave at S Victor Way E	42,319 VPD

Area Demographics (2012)

	1-Mile	3-Miles	5-Miles
Average Est. Population	23,669	192,142	439,844
Average HH Income	\$75,311	\$76,918	\$85,250

Source: CoStar Realty Information, Inc | 02-08-2024

Potomac Square is a well-established retail shopping center located in Aurora's retail trade district. Flanked by South Potomac Street and East Mississippi Avenue, this high density traffic area with easy access to nearby I-225, strong visibility in all directions and ample onsite parking makes Potomac Square an ideal business opportunity for both new and established businesses. Feel free to call for more detailed information.



Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change
Copyright © 2026 Weststar Commercial | All Rights Reserved
PSIN - 070726

weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Tim Hakes

720-880-2923 direct | 720-352-9457 cell

tim@weststarcommercial.com

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

www.weststarcommercial.com

Two Inline Spaces Now Available at Potomac Square | 1,200 sf & 1,260 sf

*Feel free to call for further details

Tim Hakes

720-880-2923 direct | 720-352-9457 cell
 tim@weststarcommercial.com

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
 lev@weststarcommercial.com

