

PEORIA PLACE

1026, 1030, 1034 S. Peoria Street, Aurora, CO 80012

FOR LEASE



PROPERTY DESCRIPTION

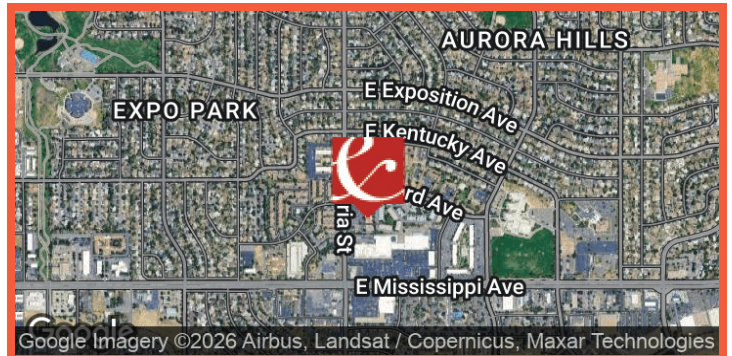
Highly visible retail shopping center located in well-established trade area.

PROPERTY HIGHLIGHTS

- Excellent visibility on S Peoria St.
- Surrounded by established residential and commercial trade area
- Monument signage
- Ample on-site parking
- Strong daily traffic counts
- Minutes to I-225

OFFERING SUMMARY

Available SF:	2,826 SF
Building Size:	33,070 SF
Lease Rate:	\$12 SF/YR (NNN)
NNN:	\$8.86/PSF



TOM BEVANS

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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2025 Population	22,879	205,441	463,039
Average Household	\$103,666	\$91,595	\$103,968
Businesses	1,041	9,819	27,064
Employees	4,893	73,349	172,887

TRAFFIC COUNTS

COLUMN 2

Mississippi Ave. W of S Salem St.	47,745/vpd
E. Mississippi Ave. W of E Kansas Dr.	37,681/vpd
S Peoria St. S of E Mississippi Ave.	29,463/vpd

Demographics & Traffic Counts provided by CoStar

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