

CENTERTECH SHOPPING CENTER

15540 E. 6th Avenue, Aurora, CO 80011

Pad Opportunities & Two Retail Spaces Available That Can Be Combined - 3,527 SF + 33,418 SF



RETAIL SPACE FOR LEASE

RETAIL LAND FOR SALE OR GROUND LEASE

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

• AVAILABLE RETAIL SPACES

(Note: Retail Space 1 & 2 can be combined for a total of 36,945 SF)

- **Retail Space 1:** 3,527 SF
 - **Base Rent:** \$18.00/SF
 - **NNN:** \$8.26/SF
- **Retail Space 2:** 33,418 SF
 - **Base Rent:** \$14.00/SF
 - **NNN:** \$8.26/SF

• AVAILABLE LAND LOTS

- **Land Lot 1:** 0.88 AC
 - **Sale Price:** \$689,990 (\$18.00/SF)
 - **Lease Rate:** \$80,000/year per lot
- **Land Lot 2:** 1.20 AC
 - **Sale Price:** \$940,896 (\$18.00/SF)
 - **Lease Rate:** \$80,000/year per lot

CITY / COUNTY ZONING

Aurora / Arapahoe

B-1

ABOUT THE PROPERTY

- Multiple opportunities available, including two land parcels offered for sale or ground lease, as well as two retail suites available for lease adjacent to AutoZone.
- Located in a dense trade area across from the 200+ acre Aurora Sports Park and just north of Buckley Space Force Base.
- Rare opportunity in a rapidly growing corridor with strong residential and daytime population drivers.



TRAFFIC COUNTS

East County Line Road	19,050 VPD
South University Boulevard	33,117 VPD
CO 470	114,683 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	20,134	141,065	375,615
Avg. Household Income	\$79,873	\$87,694	\$98,302
Estimated Households	7,425	50,416	138,524

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RETAIL BOX OPPORTUNITY - DETAILS

PROPERTY INFORMATION

- **AVAILABILITIES**

(Can Be Combined)

- **Retail Space 1:** 3,527 SF
- **Retail Space 2:** 33,418 SF
- **High Ceilings:** 22'
- **Loading Docks:** 3 + 1 Drive-in Door
- **Power:** To be verified
- Currently built out as a charter school. Landlord will white box space



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FLOOR PLAN



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LEASE BOX OPPORTUNITY - INTERIOR PHOTOS



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RETAIL LAND PAD OPPORTUNITY

LOT SIZE

- Lot 1: 0.88 AC
- Lot 2: 1.20 AC

PRICING: LOT 1 & 2

- Ground Lease: \$80,000/year per lot
- Sale: \$18.00/SF

ZONING

- MU-C (Aurora Zoning)

PAD INFORMATION

- Utilities in adjacent right of way-easily pulled
- Buyer/Tenant + Seller/Landlord to discuss parceling out pads
- Great visibility to 6th Avenue
- Zoning allows for a multitude of uses



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LOCATION OVERVIEW

CURRENT ZONING CLASSIFICATION: MU-C

PERMITTED USES PER MU-C ZONING INCLUDE:

- Grocery stores
- Retail shops
- Hair salons
- Dry cleaners
- Restaurants
- Bars
- Microbreweries
- Drive-throughs
- Medical offices
- Dental clinics
- Corporate offices
- Banks
- Hotels
- Motels
- Theaters
- Gyms
- Day care centers
- Art studios
- Government buildings
- Community centers
- Libraries
- Parking garages
- Transit stations
- Public parks
- Plazas
- Schools
- Trade schools
- Places of worship
- Museums
- Indoor self-storage

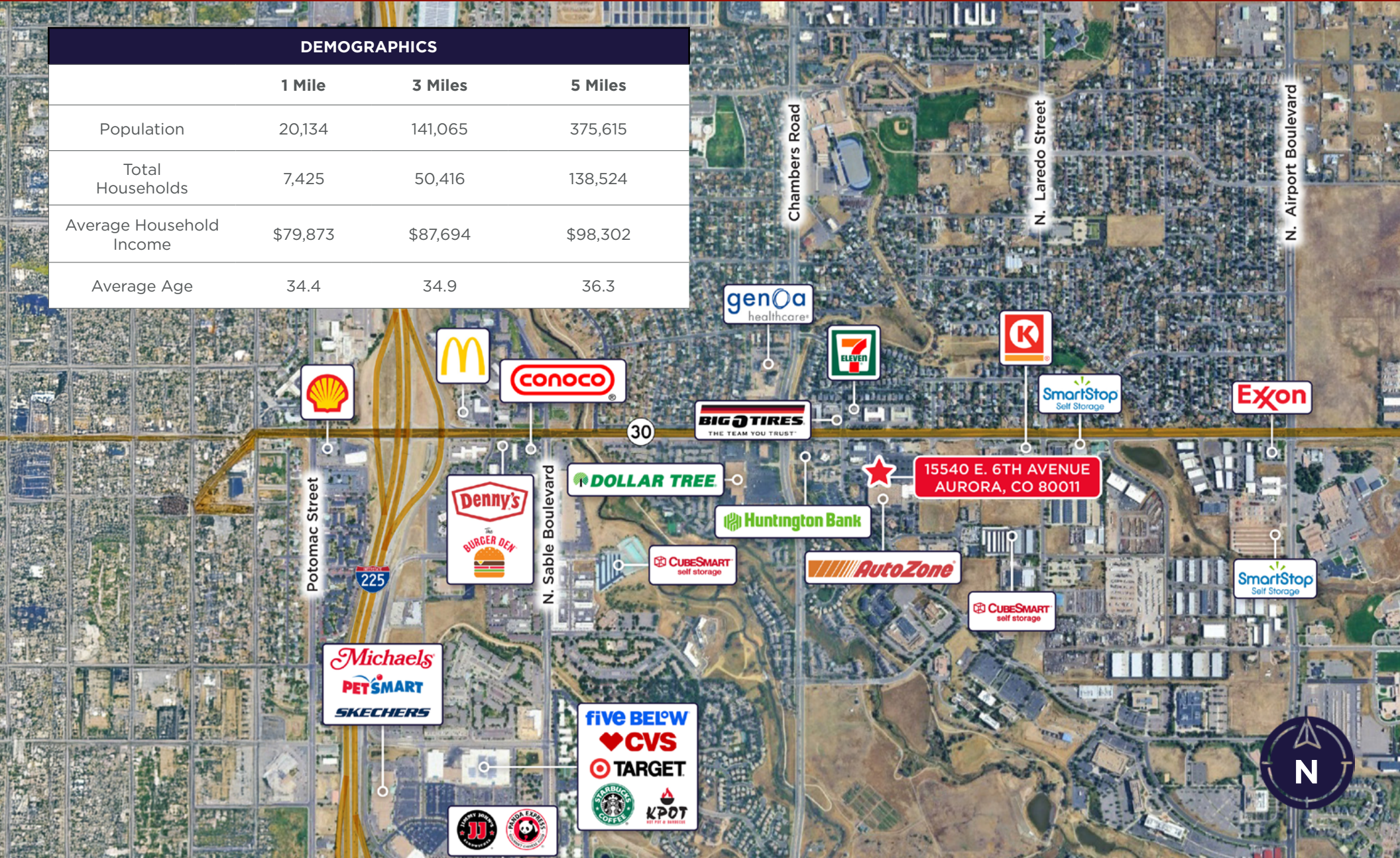


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AERIAL MAP

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	20,134	141,065	375,615
Total Households	7,425	50,416	138,524
Average Household Income	\$79,873	\$87,694	\$98,302
Average Age	34.4	34.9	36.3



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AURORA, CO 80011



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.