

TRIBUTARY MARKETPLACE

NWC East 6th Ave & Harvest Rd, Aurora, CO 80018



CONTACT

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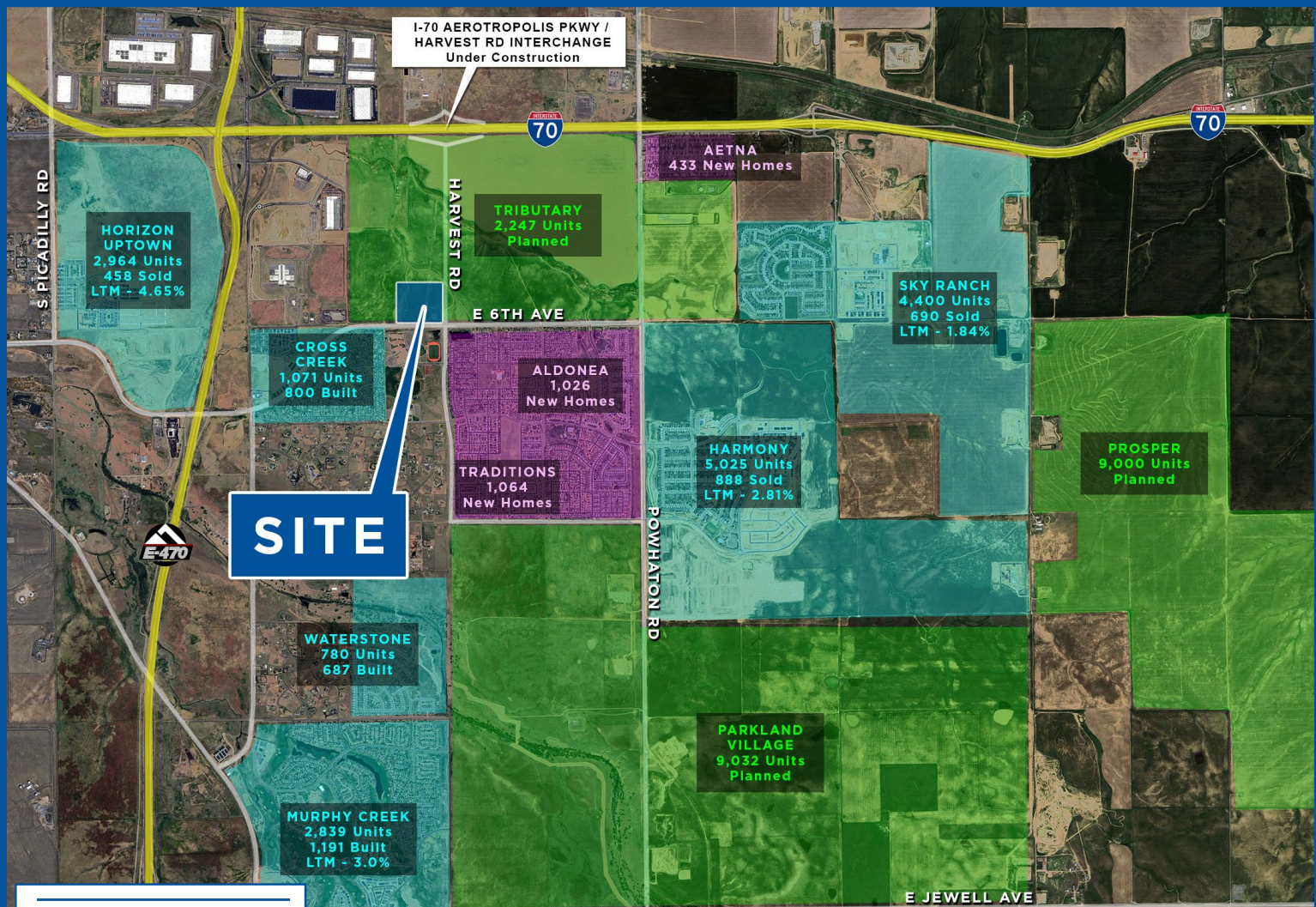
PROPERTY OVERVIEW

- Pads and shop space available
- New King Soopers anchored development
- Located just south of the [future I-70 interchange](#), now under construction
- Underserved retail trade area with continued residential growth
- Vista PEAK Exploratory (K-8, 1,037 Students) & Vista PEAK Preparatory (9-12, 2,400 Students) located directly south

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SITE

I-70 AEROTROPOLIS PKWY / HARVEST RD INTERCHANGE Under Construction

DEMOGRAPHICS

POPULATION

1 Mile:	6,224
3 Mile:	21,013
5 Mile:	63,460

EMPLOYEES

1 Mile:	728
3 Mile:	1,926
5 Mile:	12,978

AVG. HH INCOME

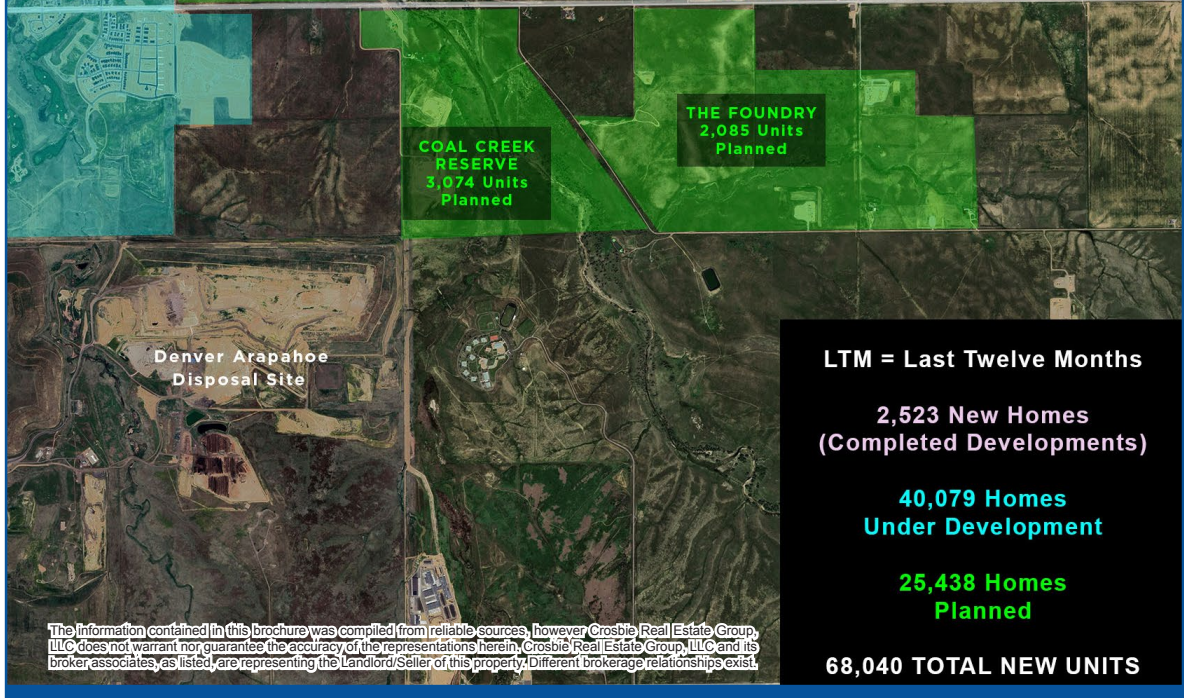
1 Mile:	\$172,236
3 Mile:	\$149,197
5 Mile:	\$124,185

HOUSEHOLDS

1 Mile:	2,084
3 Mile:	6,952
5 Mile:	20,950

TRAFFIC COUNTS

E 6th n/o Harvest Rd:	11,494 vpd
Harvest Rd s/o E 6th:	1,786 vpd



LTM = Last Twelve Months

2,523 New Homes (Completed Developments)

40,079 Homes Under Development

25,438 Homes Planned

68,040 TOTAL NEW UNITS

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