



FOR LEASE: OFFICE | RETAIL

OA-MS
ZONING

4,000 SF
SQUARE FEET

\$3,000/MO.
LEASE RATE



YARD SPACE, PARKING & BUILDING SIGNAGE

OFFERED BY:
BRIAN MCKERNAN
Senior Broker Associate
720.881.6337
bmckernan@uniqueprop.com

2360 Dayton Street
Aurora, CO 80010

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------------|
| Available SF: | 4,000 SF |
| Lease Rate: | \$9.00 SF/yr (MG) |
| Lot Size: | 0.56 Acres |
| Year Built: | 1971 |
| Building Size: | 4,000 SF |
| Zoning: | OA-MS |

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 2360 Dayton Street, Aurora, CO. This versatile property offers an ideal space for businesses seeking a strategic location with high visibility. Boasting a flexible layout, yard space and ample parking, this property is well-suited for a range of commercial uses. With its convenient access to major transportation routes and a vibrant business community, the property is well located within walking distance to Stanley Marketplace. Whether for retail, office, or light industrial purposes, this property provides an exceptional space for businesses looking to establish themselves in the Dayton Street corridor.

PROPERTY HIGHLIGHTS

- Versatile Layout for Flexible Retail, Office or Light Industrial Uses
- Great Visibility and Exposure on the Dayton Street Corridor
- Ample Off Street Parking, Yard Space and Building Signage
- Great Location with Convenient Access to the Central Park Neighborhood
- Vibrant Business Community Steps from Stanley Marketplace

Brian McKernan
Senior Broker Associate
720.881.6337
bmckernan@uniqueprop.com



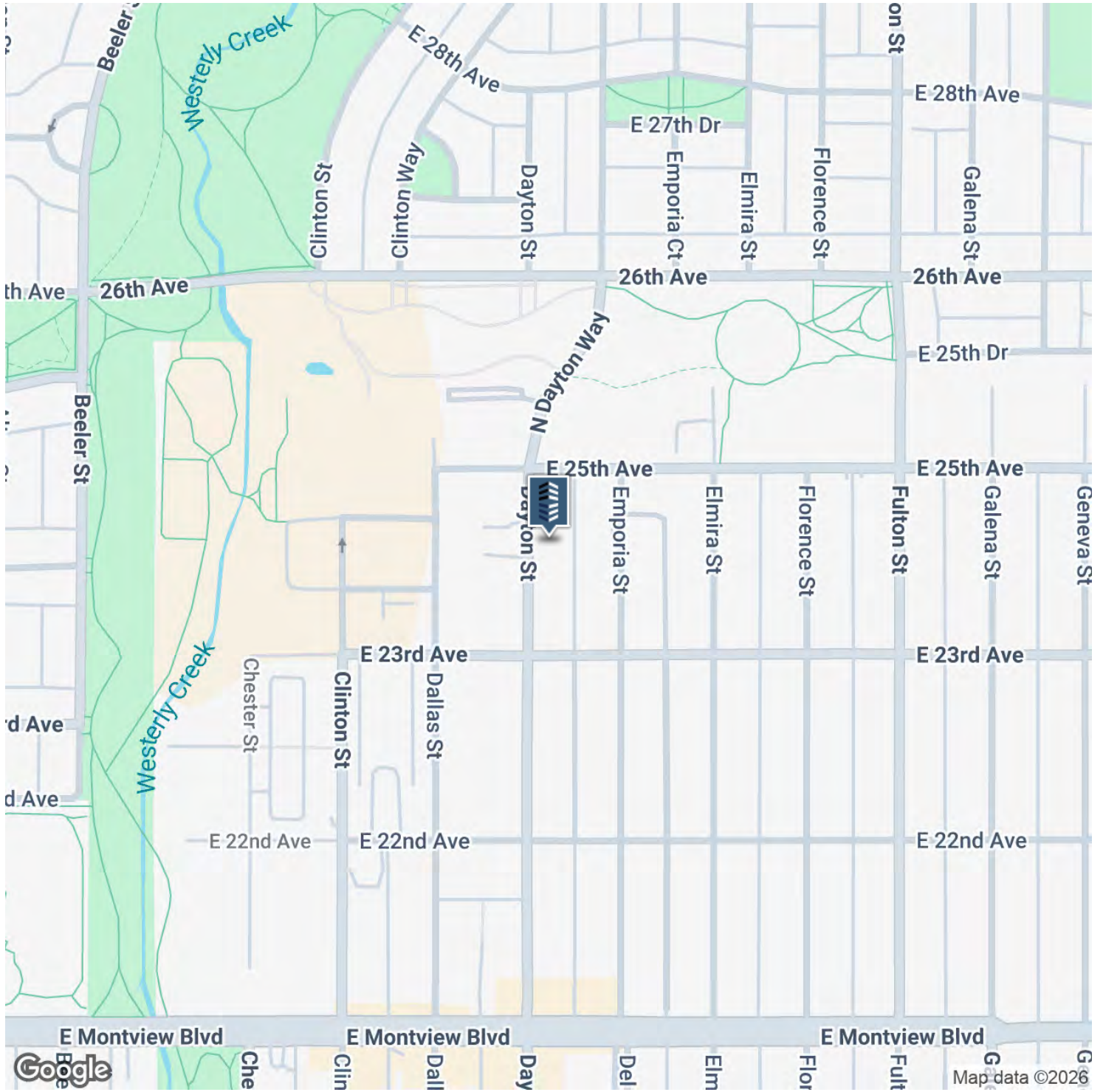
ADDITIONAL PHOTOS



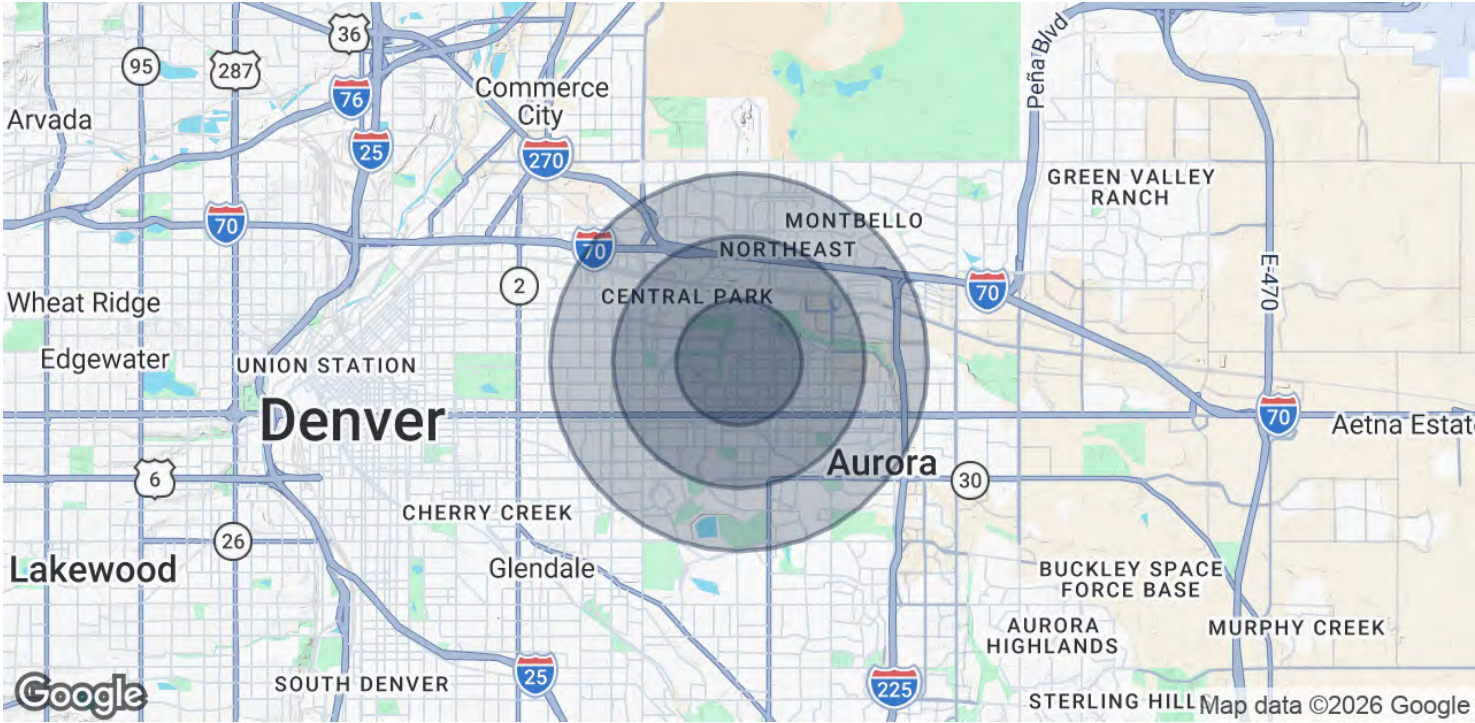
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 18,189 | 61,202 | 114,967 |
| Average Age | 26.9 | 28.3 | 30.3 |
| Average Age (Male) | 27.6 | 28.6 | 30.2 |
| Average Age (Female) | 26.0 | 28.0 | 30.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 5,632 | 20,477 | 40,869 |
| # of Persons per HH | 3.2 | 3.0 | 2.8 |
| Average HH Income | \$44,528 | \$48,029 | \$57,928 |
| Average House Value | \$343,337 | \$307,245 | \$333,783 |

2020 American Community Survey (ACS)