

# THE SHOPS AT FITZSIMONS

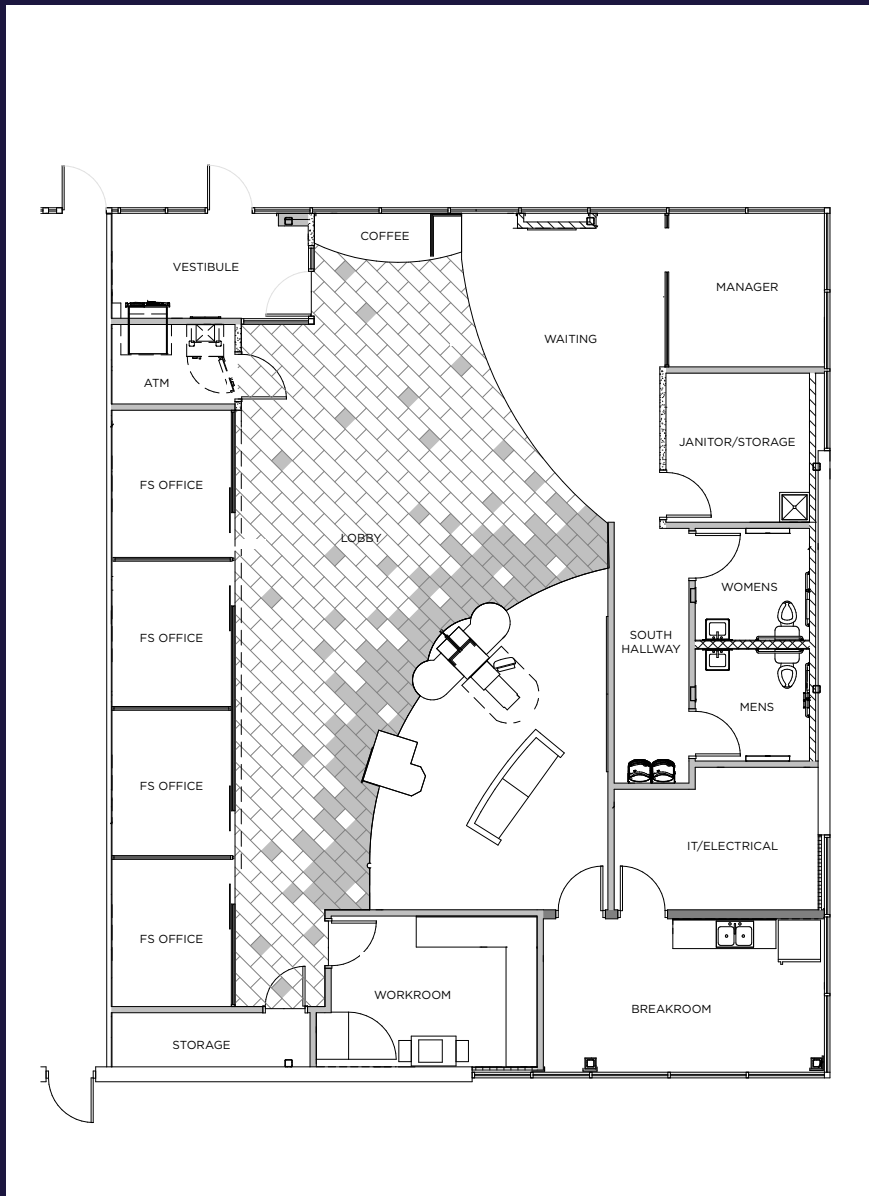
# 13700 EAST COLFAX AVENUE AURORA, CO 80011



**RETAIL ENDCAP  
AVAILABLE FOR SUBLEASE**



# // FLOORPLAN



## PROPERTY HIGHLIGHTS

**Available Unit** Suite O - 2,831 SF

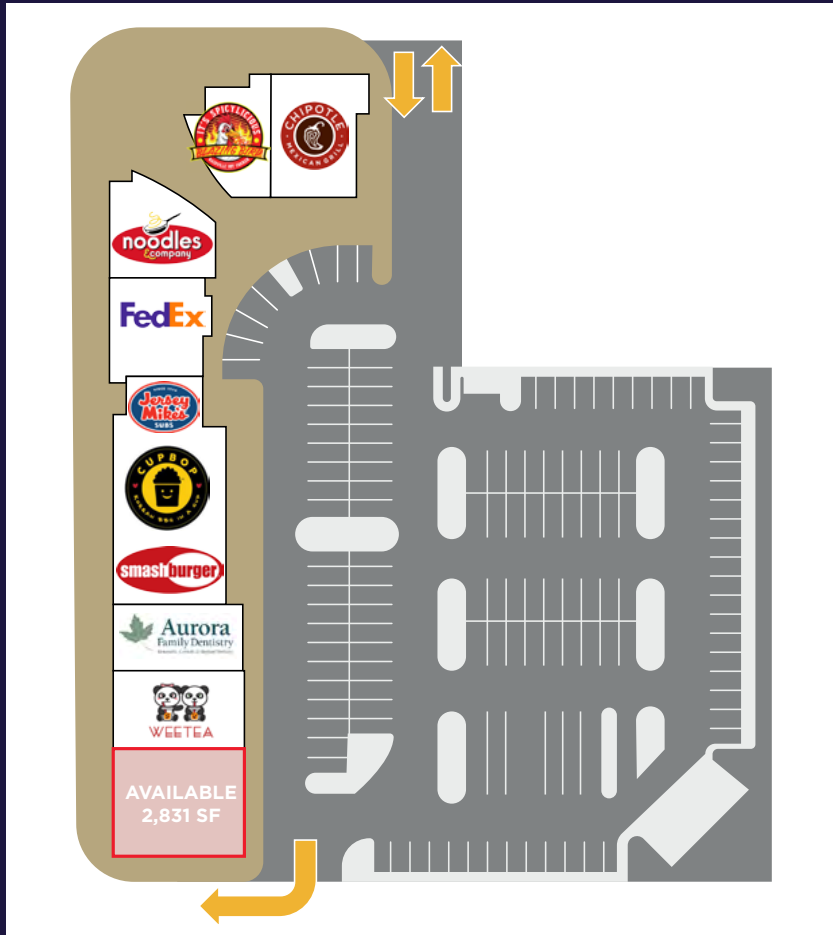
**Rate** Negotiable

**Term** Through 3/31/2028

**Parking** 145 Spaces



# // SITE PLAN AND CO-TENANCY



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2025 Total Population</b>	21,084	152,772	387,107
<b>2025 Total Daytime Population</b>	27,137	153,161	356,387
<b>2025 Households (HH)</b>	7,378	53,170	142,514
<b>2025 Median Household Income</b>	\$58,938	\$71,440	\$82,247

## CONTACT INFO

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