

NEW MULTI-TENANT OPPORTUNITY

REDEVELOPMENT: ILLIFF AVENUE & PARKER ROAD | AURORA, COLORADO



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- Total Building Size: 9,360 SF; 6,860 SF remaining with flexible square footages
- Negotiating Lease with National QSR
- Delivery 3Q 2017
- QSRs (Burger, Pizza, Mexican, Sandwich, Asian, Mediterranean, etc), Dental, Urgent Care, Discount Hair Cutter, Mattress, Banks, Credit Unions, and more

TRADE AREA INFORMATION

- High traffic intersection; over 70,000 cars/day
- Incredible daytime population: almost 200,000 employees within a 5 mile radius
- Dense residential with more than 400,000 people in a 5 mile radius
- Rare assemblage of land at such a highly sought-after intersection

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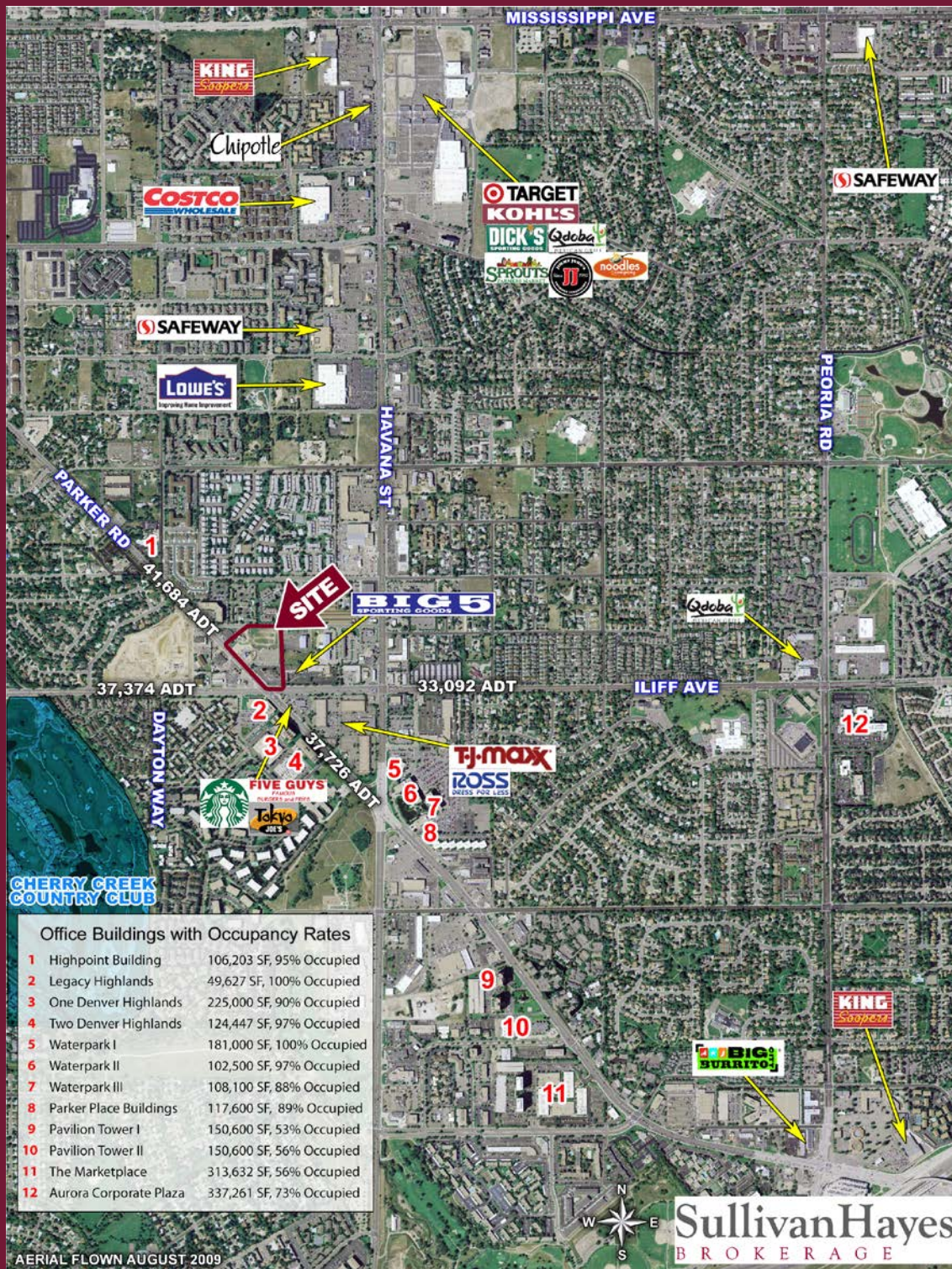
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DEMOGRAPHICS

	1 mile	2 mile	3 mile	5 mile
Population	17,234	88,481	173,447	452,821
Avg. HH Inc.	\$76,900	\$66,999	\$65,978	\$78,774
Employees	11,587	32,566	65,658	218,927
Businesses	1,290	4,192	7,605	21,807

(2015 Allocate Data)

TRAFFIC COUNTS

On Parker Rd northwest of Iliff Ave	41,684 cars/day
On Parker Rd southeast of Iliff Ave	37,726 cars/day
On Iliff Ave west of Parker Rd	37,374 cars/day
On Iliff Ave east of Havana St	33,092 cars/day

(CDOT 2015)

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