

# PEORIA PLACE - RETAIL SPACE AVAILABLE

FOR LEASE

996 S. Peoria St., Aurora, CO 80012



## LEASE RATE

**\$12.00 SF/YR**

## PROPERTY OVERVIEW

Peoria Place retail space available

## OFFERING SUMMARY

Available SF: 1,264 SF

Building Size: 33,070 SF

## PROPERTY HIGHLIGHTS

- Aggressive lease rate and terms
- NNN's = \$4.92 SF
- Peoria Street and E. Mississippi Avenue
- Established residential and commercial trade area
- Easy access to 225
- Ample parking
- High traffic location
- Zoned B1, City of Aurora



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Pacific Ocean Marketplace - Denver / Aurora

Panda Buffet

Dollar Groceries

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	25,159	215,007	498,205
Average household income	29,180	63,499	75,196
Businesses	652	7,320	18,349
Employees	4,158	78,892	174,384

\* Demographics provided by CoStar

TRAFFIC COUNT	
E. Mississippi Ave. W of S. Salem St.	35,900
E. Mississippi Ave. W of E. Kansas Dr.	34,000
S. Peoria St. N of E. Arizona Ave.	26,100

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