

1113 South Abilene Street

ABILENE MARKET | AURORA, CO 80012

Aurora Retail Space Available at I-225 & Mississippi



DEMOGRAPHICS

2006 EST. POPULATION

	HOUSEHOLD	DAYTIME
1 mile:	21,305	10,404
3 mile:	166,377	68,997
5 mile:	370,826	138,965

2006 AVG. HH INCOME

1 mile:	\$56,390
3 mile:	\$58,757
5 mile:	\$63,212

Source: Claritas

TRAFFIC COUNTS

Mississippi Ave: 44,000 VPD

I-225: 100,00 VPD

Source: CoStar, 2007



AURORA RETAIL SPACE AVAILABLE

PROPERTY FEATURES

- ▶ Multiple access points
- ▶ Established retail trade area
- ▶ High visibility spaces available
- ▶ Regional and national co-tenancy
 - Office Max
 - Verizon
 - K&G Fashion Store
 - Bennigan's
 - Subway
 - The Mattress Firm
 - Cici's Pizza
 - Red Wing Shoes
 - Catherine's

PROJECT FEATURES

- ▶ Suitable uses: retail, office, existing restaurant space
- ▶ I-225 frontage
- ▶ Proximity to Aurora Mall, Aurora City Place and Aurora City and County Building
- ▶ Monument signage available

SUITES AVAILABLE

PHASE I

Suite 2: 1,642 SF \$14 PSF

Suite 8: 1,301 SF \$14 PSF

PHASE IV

Suite 3: 1,971 SF \$22 PSF

Suite 15: 3,010 SF \$16 PSF



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DENVER RETAIL GROUP
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