

Sixth & Sable Retail Plaza

Aurora, CO 80011 (Denver MSA)

Reduced Pricing!

Ranking in Shopping Center Visits
TOP 91% in Colorado
TOP 88% Nationwide

*per Placer.ai

Pricing: \$28,250,000

8.93% Cap Rate
\$193/SF Building
\$46/SF Land



Total Building Size: 146,518 SF
Total Lot Size: 614,632 SF

CHRIS WIEDENMAYER
+1 720 560 3430
cw@cwrepartners.com

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HIGHLIGHTS



- Ranked in the Top 91% in Shopping Center visits in Colorado
- Projected Population growth of 2-5% in the next 4 years
- Strong Regional and National Tenants with Long Leasing History
- Located off busy 6th Avenue and I-225 with High Traffic Counts - Combined 56,700 Cars a Day
- Situated on 14+ acres for Future Development. MU-C Zoning
- DMV \$100,000 Remodel and Extension in 2018
- Anchored by Advanced Academy of Learning with Enrollment of 855 Students
- Located ¼ Mile from 2nd & Abilene Light Rail Station



Sixth & Sable Retail Plaza is a stabilized shopping center consisting of 146,518 sf, on 14.11 acres, located in Aurora, CO (Denver MSA). The center, priced below replacement cost, is currently occupied by a mix of national and regional tenants including the Davita Dialysis, Department of Motor Vehicles, Biomat USA, Academy of Advanced Learning as well as others.

Many tenants have long operating histories at the center. Sixth and Sable is conveniently located 2 blocks from the 2nd and Abilene light rail station, and next to the full diamond interchange at the southeast corner of Interstate 225 and Sixth Avenue offering easy access to all points in the Denver MSA. Just to the south of the center is the Griffis Fitzsimons South and Revel Apartment complexes consisting of over 580 Class A apartment units.



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