

695

BILLINGS ST

AURORA, CO 80011

FOR LEASE

LEASE RATE

\$3,733/MO + NNN



FLEX WAREHOUSE

3,200 - 6,400 SF AVAILABLE



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 **UNIQUE**
PROPERTIES

 TCN
REAL ESTATE GROUP

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PROPERTY HIGHLIGHTS

Total Sq. Ft.	9,200 SF
Year Built	2002
Unit A-B	3,200 SF \$3,733.33/mo + NNN
Unit C-D	3,200 SF \$3,733.33/mo + NNN
Loading	Drive In 12' x 14'
Est. NNN	\$1,397.33/mo (\$5.24 PSF)
Zoning:	MU-C (Aurora)
County:	Arapahoe

PROPERTY DESCRIPTION

695 Billings Street is available for lease for the first time in almost a decade. This property has been completely redone by the current ownership. New carpet, paint, and split system for the office. Each unit features 12' x 14' drive in loading. The clear height in the center of the warehouse is approximately 22' 4". The MU-C zoning allows for a plethora of different uses.

- Great location | Easy access to Interstate 225
- Pride of ownership | Local owners
- Tall ceilings | 22' 4" Clear
- Great parking | 24 Spaces
- New paint and carpet in the offices.
- Useable mezzanine space | 13' tall ceilings in the mezzanine
- Good power | 3 Phase (To Be Verified)
- LED Lighting throughout
- 240 outlets in some of the units.



AVAILABLE UNITS



ADDITIONAL PHOTOS



PREPROPERTY AERIAL



FITZSIMONS STATION



CHAMBERS ROAD

NORFOLK GLEN PARK

AIRPORT ROAD

PEORIA STREET

E COLFAX AVENUE

COLFAX STATION

E COLFAX AVENUE



LAREDO ELEMENTARY SCHOOL

HINKLEY HIGH SCHOOL

AURORA CENTRAL HIGH SCHOOL

POTOMAC STREET



6TH AVENUE

DEL MAR PARK

6TH AVENUE

CHAMBERS ROAD

2ND AVE & ABILENE STATION



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	22,569	78,499	159,541	<\$25,000	1,443	6,002	10,888
2024 Estimate	22,390	77,383	157,289	\$25,000 - \$50,000	2,050	6,631	12,853
2010 Census	21,893	75,429	154,284	\$50,000 - \$75,000	1,929	5,988	11,697
Growth 2024-2029	0.80%	1.44%	1.43%	\$75,000 - \$100,000	1,316	3,622	7,345
Growth 2010-2024	2.27%	2.59%	1.95%	\$100,000 - \$125,000	469	2,275	5,343
Median Age	33.70	33.70	34.20	\$125,000 - \$150,000	261	1,312	2,902
Average Age	35.00	35.20	35.40	\$150,000 - \$200,000	522	1,400	3,047
2024 Population by Race:				2024 Population by Education:			
White	6,638	24,163	52,162	Some High School, No Diploma	2,876	11,165	21,031
Black	4,349	15,653	31,428	High School Grad (Incl Equivalency)	4,185	14,821	29,543
Am. Indian & Alaskan	592	2,204	4,180	Some College, No Degree	4,519	14,082	29,830
Asian	1,092	3,494	7,231	Associate Degree	1,250	4,859	9,494
Hawaiian & Pacific Island	165	447	783	Bachelor Degree	2,005	6,866	14,965
Other	9,554	31,422	61,505	Advanced Degree	1,083	3,775	8,230
Hispanic Origin	10,558	34,980	68,005	2024 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	697	2,026	4,416
	26	239	586	Professional & Management	4,769	14,736	32,829
Households:				Public Administration	328	1,051	2,381
2029 Projection	8,244	28,353	56,715	Education & Health	2,233	7,242	15,319
2024 Estimate	8,167	27,880	55,889	Services	2,511	9,701	19,547
2010 Census	7,911	26,795	54,535	Information	158	593	1,548
Growth 2024-2029	0.94%	1.70%	1.48%	Sales	2,892	8,582	17,108
Growth 2010-2024	3.24%	4.05%	2.48%	Transportation	509	2,728	5,226
Owner Occupied	3,095	10,706	24,079	Retail	1,454	4,441	9,255
Renter Occupied	5,072	17,174	31,810	Wholesale	346	1,314	2,392
2024 Avg Household Income	\$69,542	\$68,219	\$73,347	Manufacturing	776	2,546	5,234
2024 Med Household Income	\$56,884	\$54,651	\$57,769	Production	1,839	6,968	13,137
				Construction	1,756	6,060	11,707
				Utilities	1,091	3,397	6,298
				Agriculture & Mining	53	303	621
				Farming, Fishing, Forestry	9	217	388
				Other Services	560	2,216	4,146

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