

1,800 sf Space For Lease, Soon | in Uvalda Shoppette

13110 - 13190 East Mississippi Avenue, Aurora, Colorado 80012



Call for Details
on Availability of Space

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Retail Space for Lease

Please give us a call for details and for our competitive rates and NNN

Traffic Counts (2025)

On East Mississippi Ave at S Victor Way E	42,314 VPD
On E Mississippi Ave at S Victor Way W	39,734 VPD
On S Potomac St at E Mississippi Ave N	19,710 VPD

Area Demographics (2024)	1-Mile	3-Miles	5-Miles
Population	23,151	198,334	439,524
Average HH Income	\$80,026	\$77,837	\$88,327

Sources: Traffic & Demographics, CoStar Group (01-22-2026)

Uvalda Shoppette, a retail center that has serviced the established neighborhoods in this Aurora community for more than two decades, is conveniently located on the corner of Mississippi Avenue and Uvalda Street. This shoppette is graced by both a high level of daily traffic and visibility, as well as easy access.



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UVALDA - 012226

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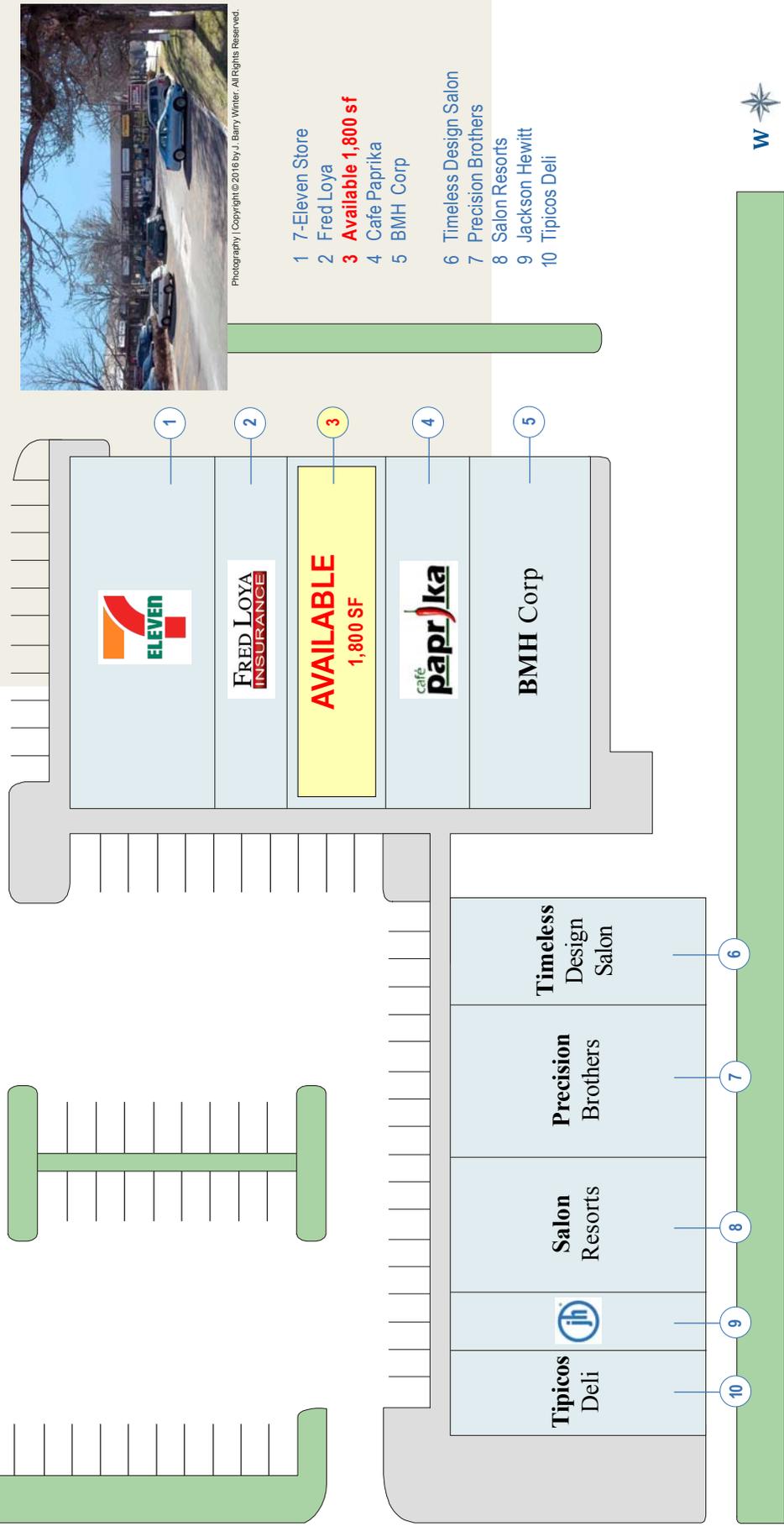
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E. MISSISSIPPI AVENUE

MCDONALD'S



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- 1 7-Eleven Store
- 2 Fred Loya
- 3 Available 1,800 sf
- 4 Cafe Paprika
- 5 BMH Corp
- 6 Timeless Design Salon
- 7 Precision Brothers
- 8 Salon Resorts
- 9 Jackson Hewitt
- 10 Tipicos Deli



S. UVALDA STREET

Woodridge Apartments