

HOFFMAN HEIGHTS - RETAIL/OFFICE STOREFRONT

618-750 Peoria St, Aurora, CO 80011

FOR LEASE



OFFERING SUMMARY

| | |
|----------------|---------------|
| Available SF: | 2,590 - 4,800 |
| NNN | \$8.37/SF/YR |
| Lot Size: | 13.49 Acres |
| Year Built: | 1959 |
| Building Size: | 167,485 SF |
| Market: | Aurora |
| Traffic Count: | 36,826 |

PROPERTY HIGHLIGHTS

- Anchored by USPS, Dollar Tree, Chocolatta Furniture, Family Dollar, and Oak Street Health
- One mile from 2 major hospitals
- Busy, high traffic Peoria & 6th Ave trade area
- One mile from I-225
- Signalized intersection
- Great tenant mix - seeking, home decor, physical therapy, personal trainer/small gym, body sculpting, real estate office, medical supplies, job placement
- Two monument signs - one at Peoria St. and one at 6th Ave.
- Ample parking
- Across from Del Mar Park

CHARLES NUSBAUM

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CHRIS VINCENT

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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660 Peoria exterior view looking south

LEASE INFORMATION

Lease Type: NNN (\$8.37)

Total Space: 2,590 - 4,800 SF

Lease Term: Negotiable

Lease Rate: \$16.00 SF/YR

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------|-----------|-----------|------------|---------------|--|
| 660 Peoria St. | Available | 4,800 SF | NNN | \$16.00 SF/yr | Open retail area, private office, ADA restroom and large storage area. (Western wear tenant expanded to 9,600 SF at 644 Peoria). |
| 690 C-D Peoria St. | Available | 2,590 SF | NNN | \$16.00 SF/yr | Former staffing company - lobby, conference room, offices/training room(s) and/or storage, 3 restrooms |

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Exterior view looking north



West facing units along Peoria

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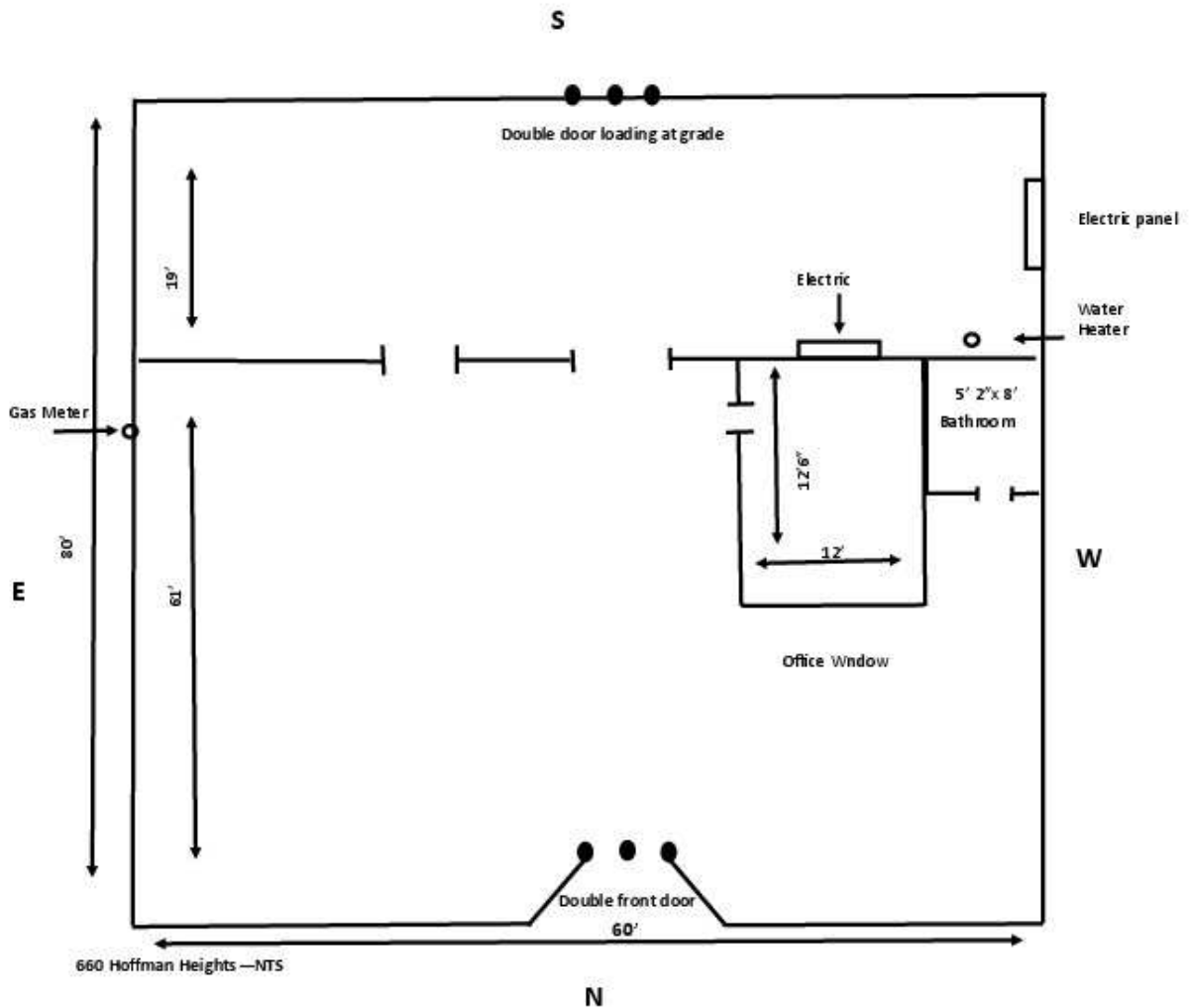
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(E) CONCRETE COLUMN

(N) DRINKING FOUNTAIN

(N) MEN

(N) STORAGE

(N) TRAINING CONFERENCE

(N) RECRUITER

(N) SD MANAGER

(N) LOBBY

(E) WOMEN

(E) PRIVATE RR

(E) JAN

(E) BREAKROOM

(E) BRANCH MANAGER

(E) DISPATCH

(E) LOBBY

(E) HALL

(E) HALL

TOOL STORAGE

7'-1"

11'-10"

10'-4"

8'-1"

8'-1"

15'-10"

14'-0"

35'-0"

74'-1 1/2"

48'-4"

24'-2"

6'-0"

1

PROPOSED FLOOR PLAN

A2.1 3/16"=1'-0"

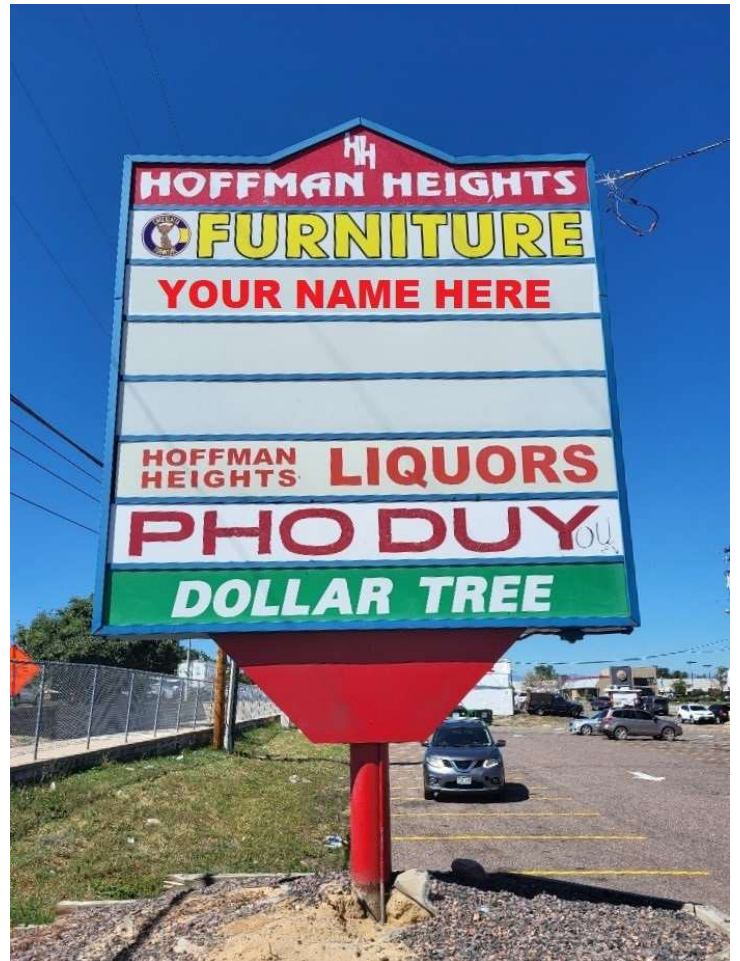
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Peoria St. Main entrance sign



6th Ave. sign

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| Unit # | Tenant | SF |
|------------------|-----------------------------------|---------------|
| 618 | Wash Time Laundry | 3,200 |
| 620 | Family Dollar Stores | 11,256 |
| 636 A | China Chef | 1,300 |
| 636 B | Boost Mobile | 1,100 |
| 636 C | Hoffman Heights Barber | 900 |
| 638 A | All World Trust Services | 1,000 |
| 638 B | AWTS | 2,500 |
| 640 | Zoe Beauty Supply | 3,750 |
| 644 | El Camello Western Wear | 9,600 |
| 648 | Pasteles Cisne | 1,600 |
| 652 | Pasteles Cisne | 3,200 |
| 660 | AVAILABLE | 4,800 |
| 664 | Nueva Era Salon | 1,200 |
| 666 | Natura Herbs and Vitamin | 1,200 |
| 668 | Natura Herbs and Vitamin | 1,200 |
| 672 | Attorney Lee Balman | 1,200 |
| 680 | Pho Duy | 2,400 |
| 690 A – B | Lucky Star Family Mart | 2,680 |
| 690 C – D | AVAILABLE | 2,590 |
| 690 E – F | Adult Day Care | 2,958 |
| 690 M | AVAILABLE FOR SUBLEASE | 16,308 |
| 694 | Nutritional Training | 2,501 |
| 696 | Chocolatta Furniture | 16,825 |
| 710 | Americo Watch Repair | 600 |
| 712 | Las Tortugas | 1,800 |
| 714 | Festival Dulcelandia Party Supply | 1,600 |
| 716 | La Madre Mexican Snack | 1,600 |
| 718 | Floreria La Nube | 1,600 |
| 720 | Fiesta Insurance | 1,200 |
| 722 | Benny's Mart | 1,200 |
| 724 | Aurora Dental Group | 3,300 |
| 728 | Hoffman Heights Liquor | 4,500 |
| 730 | Hoffman Heights Liquor | 5,018 |
| 736 | Idea Forum | 4,000 |
| 738 A | Dollar Tree | 13,020 |
| 738 D | U.S. Postal Service | 13,820 |
| 738 H | Del Mar Eye Care | 1,920 |
| 738 J | Comunidad Latina, LLC | 3,840 |
| 740 | Humana Oak Street Health | 10,500 |
| 746 | Donuts | 1,320 |
| 750 | Nail's First | 1,054 |

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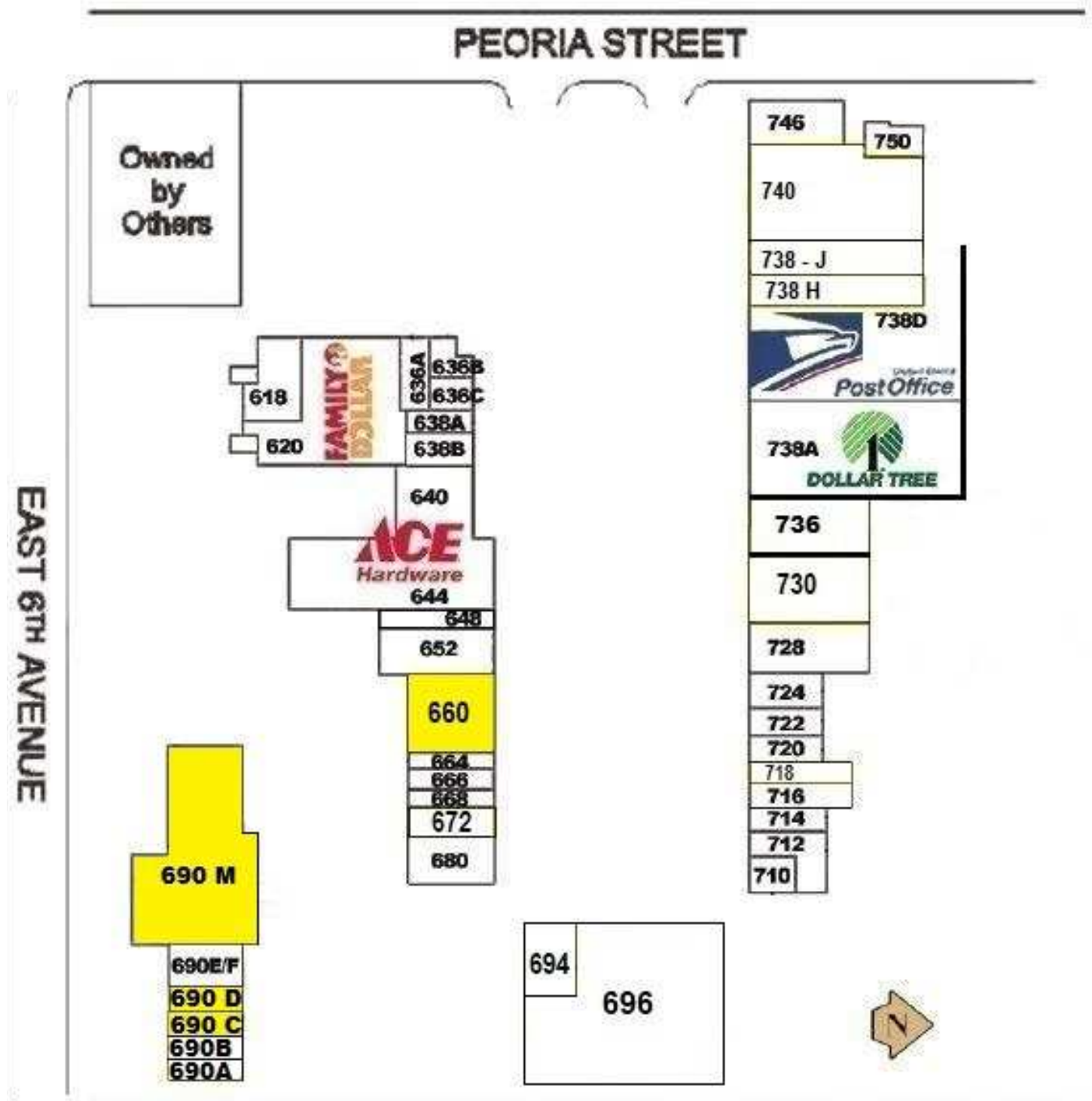
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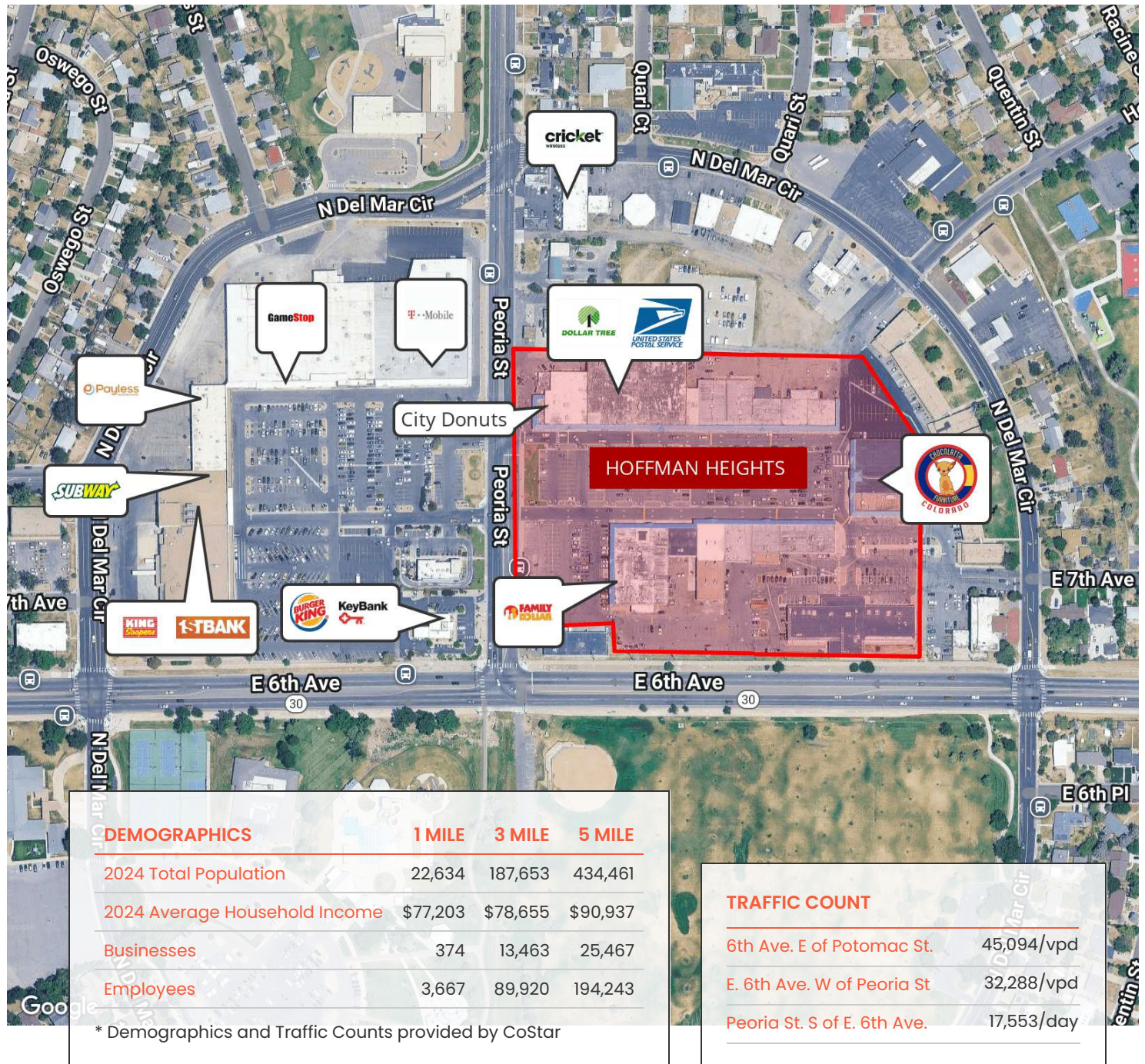
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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

[618 - 750 Peoria St., Aurora, CO 80011](#)

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- ☒ **Customer.** Broker is the ☒ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☒ Show the premises ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- ☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- ☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Antonoff & Co. Brokerage, Inc.

Charles Nusbaum 03/05/2025
Broker Antonoff & Co. Brokerage, Inc.
By Charles Nusbaum