

Aurora City Square

NEC E Exposition & Abilene St | Aurora, CO



AVAILABLE

1,420 SF - 1,680 SF

RATE

Contact Broker

NNN

\$5.50/SF

ABOUT THE PROPERTY

- Small shop spaces available
 - One wide open suite and one former office layout
- Large parking field with new traffic light
- Strategically located along the new light rail system with access to over 1,000 riders per day
- Brand new 20ft monument sign just installed facing 150,000 VPD on I-225

TRAFFIC COUNTS

Abilene St: n/o Exposition Ave	11,588 VPD
I-225: n/o Mississippi Ave	156,616 VPD
Exposition Ave: e/o I-22	7,265 VPD
Mississippi Ave: e/o I-225	56,859 VPD

Year: 2024 | Source: DRCOG

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,642	187,134	413,958
Daytime Population	23,804	162,358	357,799
Avg. Household Income	\$79,870	\$87,974	\$102,699
Estimated Households	8,408	72,998	162,190

Year: 2024 | Source: Esri

CONTACT

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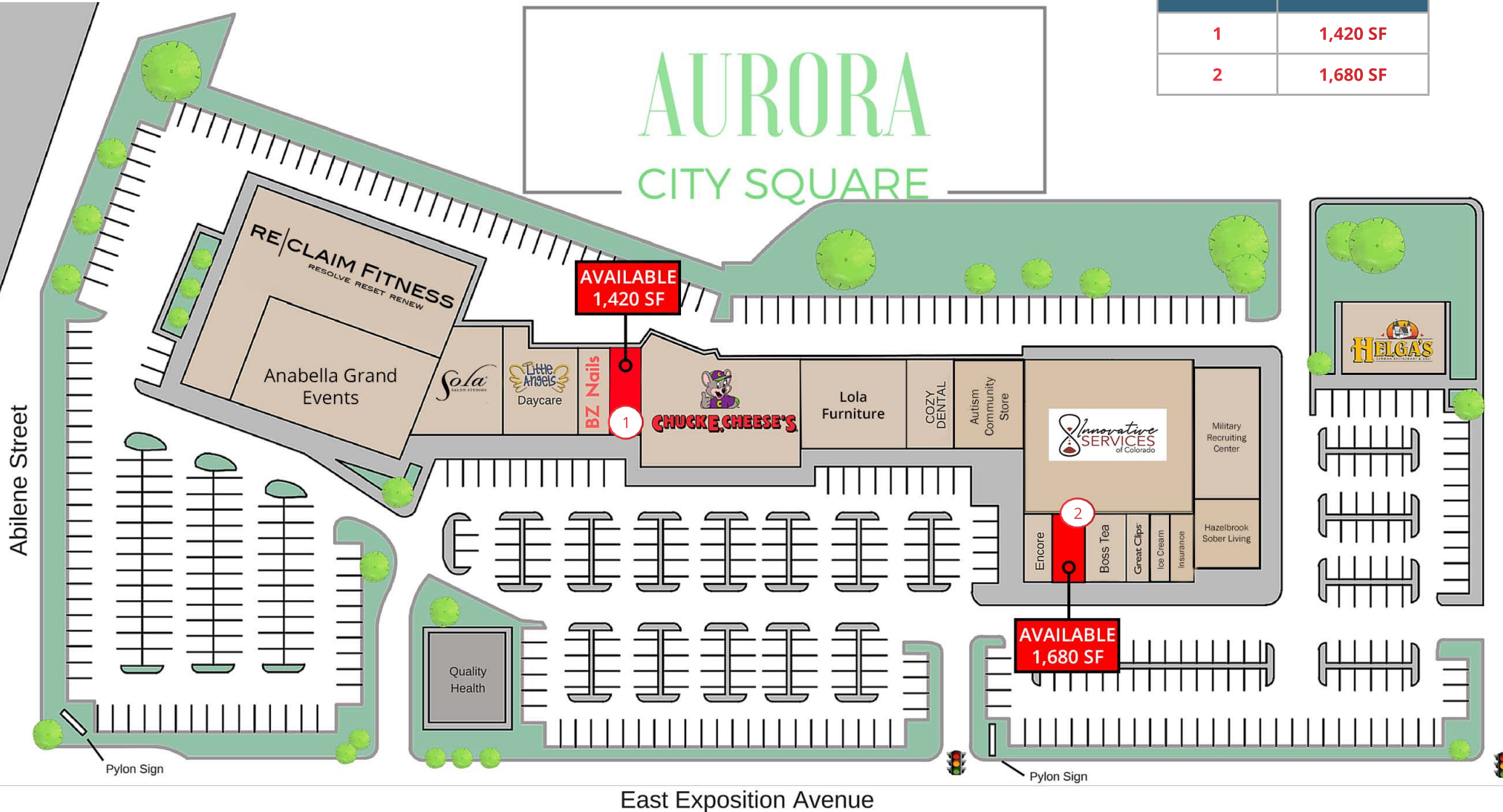
Jack Lazzeri | 303.981.6521 | jack.lazzeri@cushwake.com

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SPACE	SF
1	1,420 SF
2	1,680 SF



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

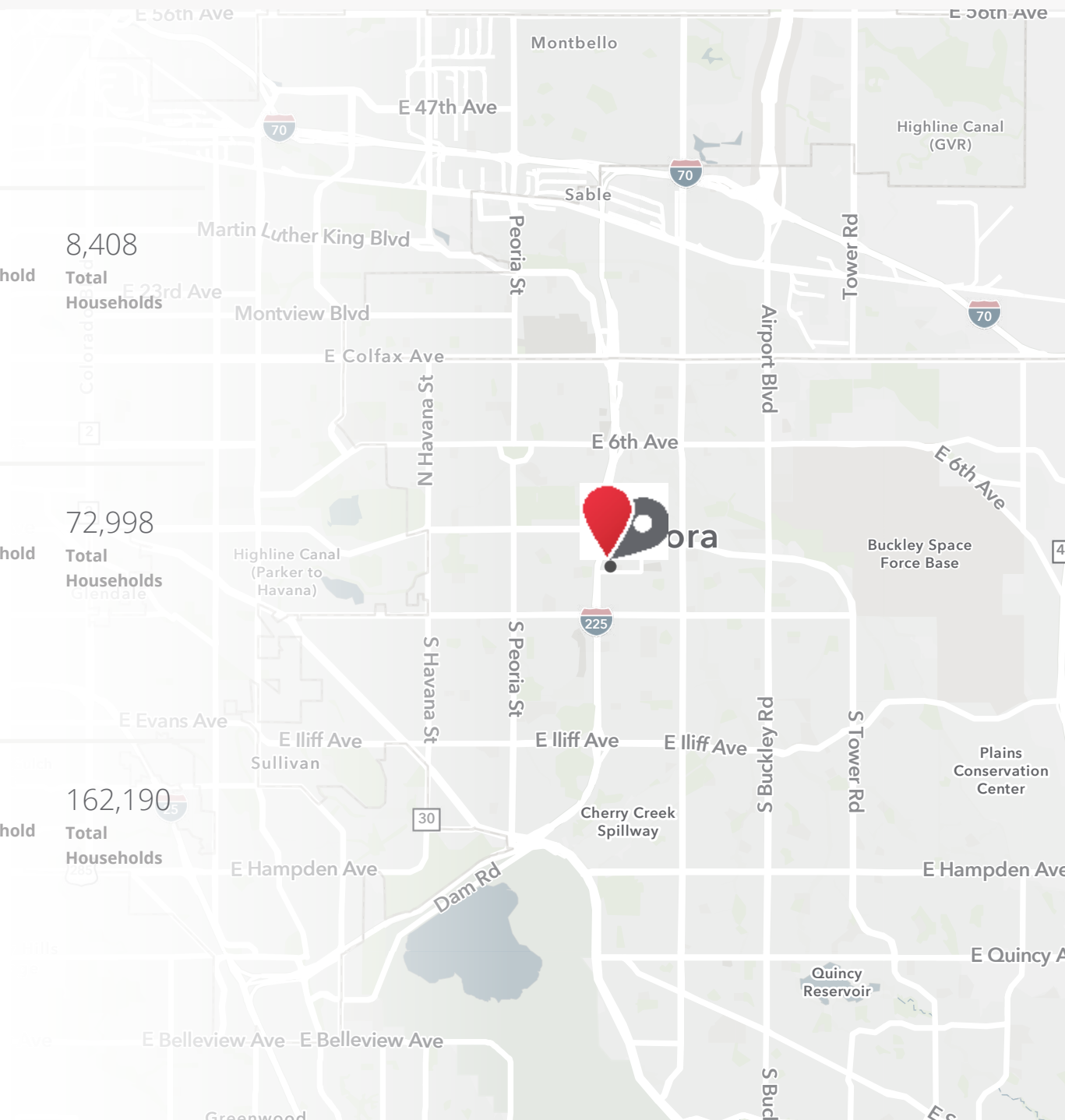
20,642	23,804	\$79,870	8,408
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

187,134	162,358	\$87,974	72,998
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

413,958	357,799	\$102,699	162,190
Population	Total Daytime Population	Average Household Income	Total Households



SOURCE





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