

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

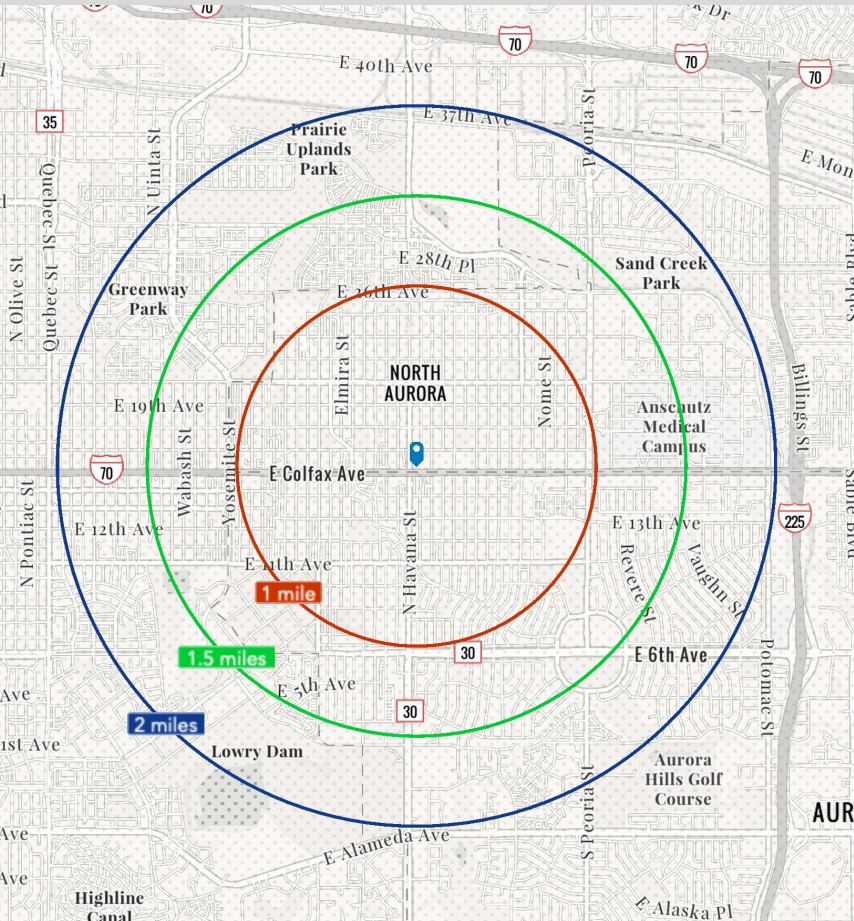
AURORA, CO

Walgreens #3655

± 13.5K SF + DT | \$185,000/yr, MG | Aug '35

10501 E COLFAX AVE





Property Overview

- **Rent.** \$185,000/yr, Modified Gross *(inclusive of RET; R&M, insurance, utilities separate)
- **Master Lease Expiration.** 08/31/35
- **Walgreens Premises.** ±13,500 SF + drive thru
- **Signage.** Building + dedicated pylon
- **Intersection.** NEC of Havana St (~11K VPD) and E Colfax Ave (~31K VPD)
- **Access.** FI/FO on E Colfax Ave; RI/RO on Havana St
- **Parking.** ~85 spaces
- **Year Built.** 1996
- **Zoning.** Mixed Use Original Aurora General (OA-G) – [Permitted Use Table](#)
- **Prohibited Uses.** Pharmacy

Location Overview

- Located in the growing and densely populated (~89K inhabitants w/in 2 mi) Denver MSA area.
- Neighborhood retail intersection with ~42K VPD
- ~1.5 mi from the University of Colorado Medical Campus, which features 2 hospitals.

'24 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	31,247	55,412	88,791
Households	10,651	19,210	31,193
Avg. HH Inc.	\$67,527	\$91,952	\$99,511
Havana St – Daily Traffic Count Estimate			10,675 VPD
E Colfax Ave – Daily Traffic Count Estimate			31,340 VPD

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BMO
Comfort
dental

Havana St - 10,675 VPD

E Colfax Ave - 31,340 VPD



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Walmart
Neighborhood Market

7
ELEVEN

goodwill

LOVE'S
planet fitness
LOUISIANA KITCHEN
McDonald's

TACO BELL

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SUB-LEASE TERMS

SUGGESTED RENT*

\$185,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

8/31/35 *(Co-terminus with master lease)*

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 📞 mark@retailnetrealestate.com

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