

FOR LEASE

Former Rite Aid

19291 E. Quincy Ave | Aurora, CO 80015



FORMER RITE-AID W/ DRIVE-THRU | NEW LEASE RATE



Overview

AVAILABLE	7,500 - 15,180 SF
LOT SIZE	1.54 Acres (67,082 SF)
LEASE RATE	\$11.00/SF NNN (entire space) \$12.50/SF NNN (half space)
GROUND LEASE	\$185,000.00
PROPERTY TAXES	\$67,208.94 (2020)
MAINTENANCE	Tenant to self-maintain
PARKING	67 surface spaces
YOC	1999
CITY / COUNTY	Aurora / Arapahoe

Contact

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Description

- Hard corner site with prominent visibility
- Monument signage available
- Strong demographics in a growing community
- Ownership will demise for the right tenant(s)
- Well suited for traditional retail or light medical uses

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	18,900	147,416	272,179
Total Households	6,290	49,892	99,758
Average HH Income	\$101,998	\$114,531	\$105,005
Daytime Population	13,961	111,529	222,242

Year: 2020 | Source: Esri

Traffic Counts

Quincy Ave: w/o Reservoir Rd	21,983 VPD
Quincy Ave: e/o Reservoir Rd	21,440 VPD
Reservoir Rd: n/o Quincy Ave	24,110 VPD

Year: 2015, 2017, 2019 | Source: DRCOG

Former Rite Aid

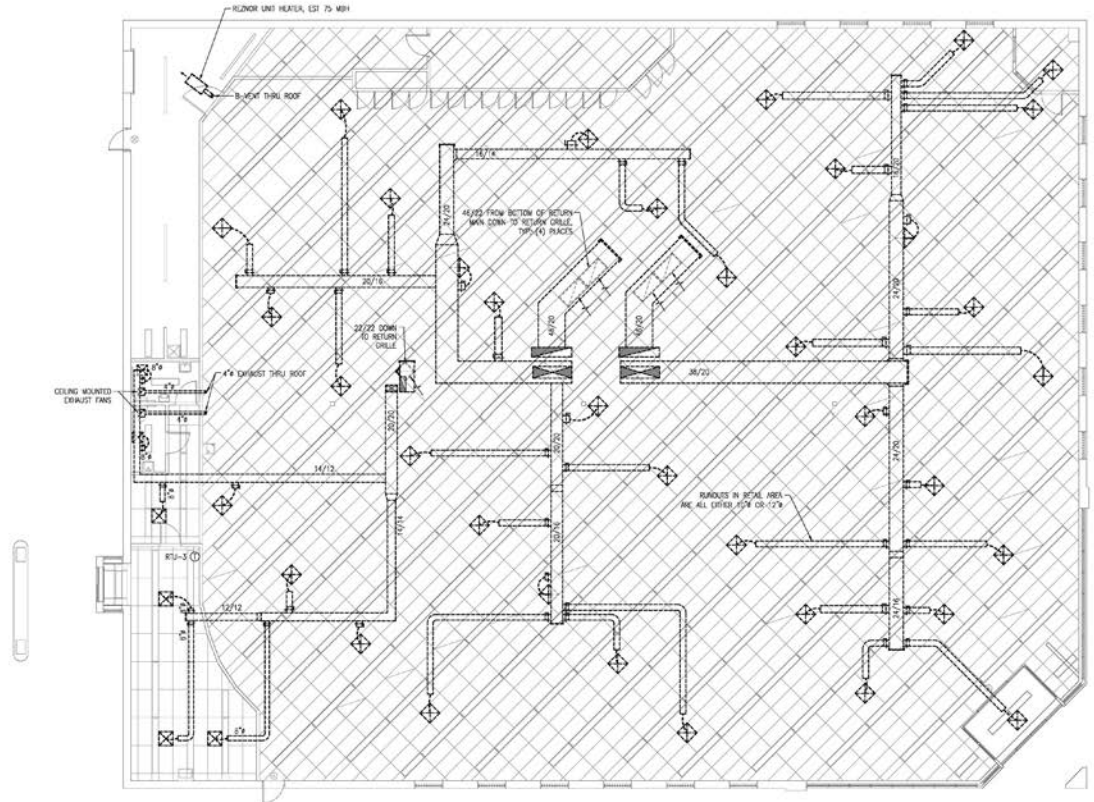
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MECHANICAL SYMBOL LEGEND

- WALL MOUNT VOLUME DAMPER — PRESENT IN EACH NEW SUPPLY AND EXHAUST AIR RUNOUT
- ⊕ ROOM THERMOSTAT (ARROW INDICATES RELOCATED)
- Ⓢ KEYED NOTE
- EXISTING DUCTWORK TO REMAIN
- NEW SHEETMETAL DUCTWORK — ACoustically LINKED
- NEW SHEETMETAL DUCTWORK
- EXISTING DUCTWORK TO BE REMOVED
- FLEX DUCT
- ⊕ ROUND SPIN-IN ENTRY FITTING
- ⊕ SQUARE-TO-ROUND TRANSITION
- ⊕ ELBOW WITH TURNING VANES
- ⊕ EXISTING SUPPLY AIR OFFUSER (ARROW INDICATES RELOCATED)
- ⊕ EXISTING RETURN AIR GRILLE (ARROW INDICATES RELOCATED)
- (D) MECHANICAL ITEMS TO BE DEMOLISHED
- (R) EXISTING MECHANICAL TO REMAIN
- (R) RELOCATE MECHANICAL ITEMS
- SA RETURN AIR
- SA SUPPLY AIR

MECHANICAL GENERAL NOTES

ALL DUCT DIMENSION SIZES SHOWN ARE SHEET METAL (OUTSIDE DIMENSIONS)
 NOTE: EXISTING CONDITIONS ARE BASED ON A SITE SURVEY PERFORMED ON 01/14/2021. NOT ALL CONDITIONS COULD BE OBSERVED. THE INTENT OF THE DRAWINGS IS TO INDICATE DIAGNOSTICALLY THE GENERAL HVAC EQUIPMENT AND DUCTWORK SIZES AND LOCATIONS IN AN EXISTING BUILDING.



PLUMBING PIPING LEGEND

- REWORKING FITTING — PIPE REDUCES IN SIZE IN DIRECTION OF ARROW
- BALL VALVE WITH MANUAL LEVER ACTUATOR
- STOP VALVE
- WATER HAMMER ARRESTOR
- SANITARY DRAIN PIPING
- SANITARY VENT PIPING
- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- RECIRCULATED HOT WATER PIPING
- NATURAL GAS PIPING
- EXISTING SANITARY DRAIN PIPING
- EXISTING SANITARY VENT PIPING
- EXISTING DOMESTIC COLD WATER PIPING
- EXISTING DOMESTIC HOT WATER PIPING
- EXISTING RECIRCULATED HOT WATER PIPING
- EXISTING NATURAL GAS PIPING
- CONDENSATE PIPING
- PIPE TURNING DOWN
- PIPE TURNING UP
- PIPE DROP
- POINT OF CONNECTION TO EXISTING
- (D) DEMOLISH
- (R) EXISTING TO REMAIN
- (R) RELOCATE
- (N) NEW

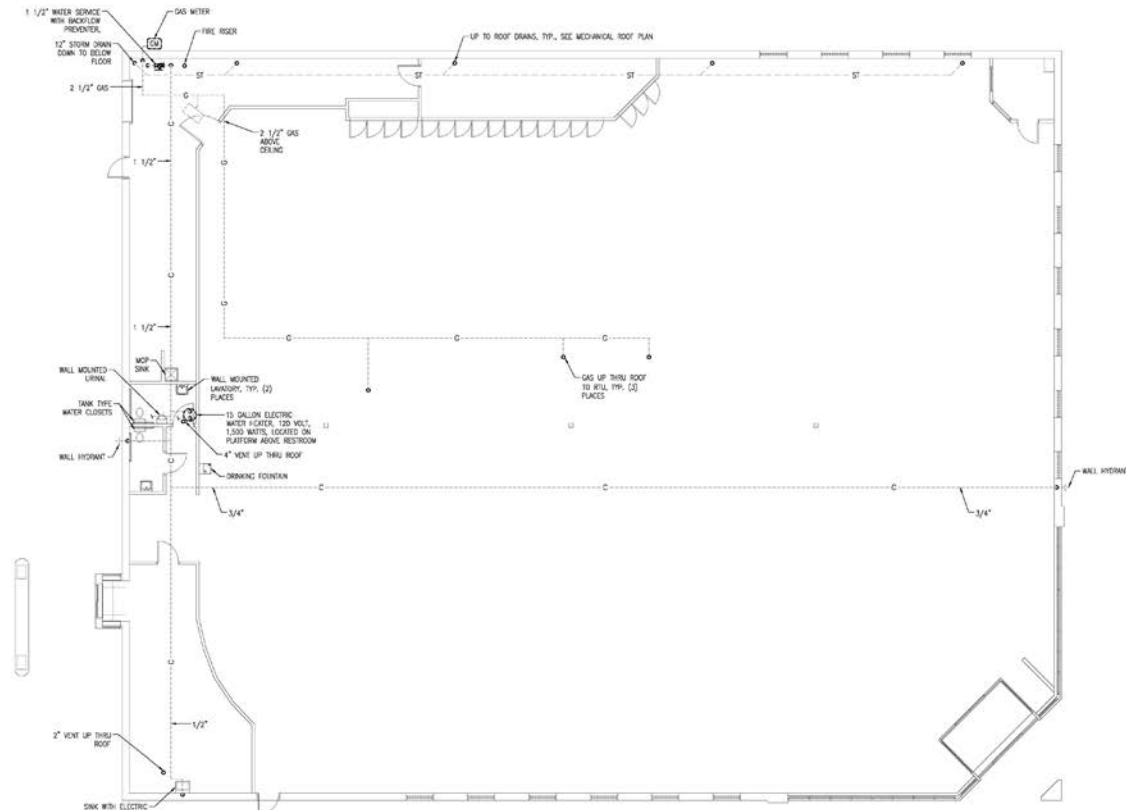
ABBREVIATIONS

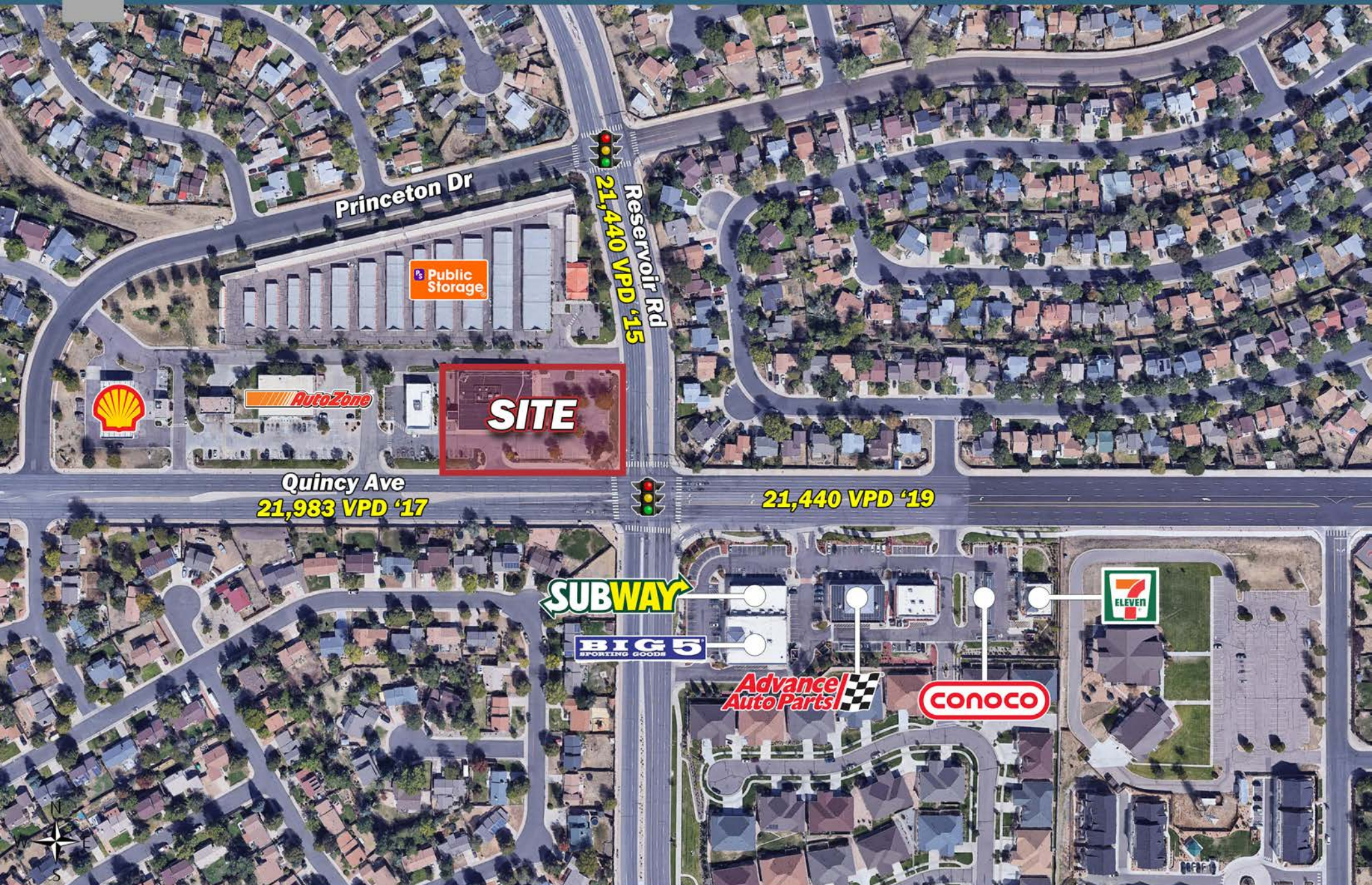
ASHRAE — AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS, INC.
 BTU/H — BRITISH THERMAL UNITS PER HOUR
 CM — DOMESTIC COLD WATER
 DEG. F — DEGREES FAHRENHEIT
 DW — DRAINAGE, WASTE, AND VENT
 GAL — U.S. GALLON
 G.C. — GENERAL CONTRACTOR
 GPM — GALLONS PER HOUR
 HW — DOMESTIC HOT WATER
 LBS — POUNDS
 P.C. — PLUMBING SUBCONTRACTOR
 PSI — POUNDS PER SQUARE INCH
 R.C. — DOMESTIC RECIRCULATED HOT WATER
 SAN — SANITARY WASTE
 TW — TEMPERED HOT WATER
 VTH — VENT THROUGH ROOF
 W/F — WET
 WOD — WALL CLEANSOUT
 FOD — FLOOR CLEANSOUT

PLUMBING GENERAL NOTES

EXISTING DRAIN, PIPING AND STORM DRAIN PIPING IS PVC. EXISTING DOMESTIC WATER PIPING IS COPPER. EXISTING GAS PIPING IS CAST IRON.

NOTE: EXISTING CONDITIONS ARE BASED ON A SITE SURVEY PERFORMED ON 01/14/2021. NOT ALL CONDITIONS COULD BE OBSERVED (UNDERGROUND PIPING). THE INTENT OF THE DRAWINGS IS TO INDICATE DIAGNOSTICALLY THE GENERAL PLUMBING EQUIPMENT AND PIPING SIZES AND LOCATIONS IN AN EXISTING BUILDING.







Imagery © 2015 Google, other source, other source

	1 mile	3 miles	5 miles
Population			
2000 Population	16,098	107,906	182,968
2010 Population	18,167	134,889	243,203
2020 Population	18,900	147,416	272,179
2025 Population	19,501	154,344	287,467
2000-2010 Annual Rate	1.22%	2.26%	2.89%
2010-2020 Annual Rate	0.39%	0.87%	1.10%
2020-2025 Annual Rate	0.63%	0.92%	1.10%
2020 Male Population	49.4%	49.4%	48.9%
2020 Female Population	50.6%	50.6%	51.1%
2020 Median Age	35.6	36.2	36.3
Households			
2000 Households	5,329	36,306	67,444
2010 Households	6,059	46,126	89,942
2020 Total Households	6,290	49,892	99,758
2025 Total Households	6,473	52,001	105,054
2000-2010 Annual Rate	1.29%	2.42%	2.92%
2010-2020 Annual Rate	0.37%	0.77%	1.02%
2020-2025 Annual Rate	0.58%	0.83%	1.04%
2020 Average Household Size	3.00	2.95	2.71
Housing Units			
2020 Total Housing Units	6,459	51,487	104,006
2020 Owner Occupied Housing Units	5,222	40,266	70,674
2020 Renter Occupied Housing Units	1,068	9,627	29,084
2020 Vacant Housing Units	169	1,595	4,248
Race and Ethnicity			
2020 White Alone	69.1%	68.2%	66.1%
2020 Black Alone	11.4%	11.3%	13.0%
2020 American Indian/Alaska Native Alone	0.5%	0.7%	0.7%
2020 Asian Alone	7.4%	9.3%	8.8%
2020 Pacific Islander Alone	0.3%	0.3%	0.3%
2020 Hispanic Origin (Any Race)	16.2%	15.1%	16.5%
Income			
2020 Median Household Income	\$90,990	\$97,188	\$83,781
2020 Average Household Income	\$101,998	\$114,531	\$105,005
2020 Per Capita Income	\$33,995	\$38,816	\$38,344
2019 Population 25+ by Educational Attainment			
Total	12,433	96,987	180,296
High School Graduate	16.2%	16.7%	17.3%
GED/Alternative Credential	3.6%	3.2%	3.4%
Some College, No Degree	23.5%	21.8%	21.9%
Associate Degree	12.2%	11.5%	10.4%
Bachelor's Degree	27.3%	28.0%	27.5%
Graduate/Professional Degree	12.3%	14.1%	14.1%
Daytime Population			
2020 Total Daytime Population	13,961	111,529	222,242
Workers	5,706	46,944	99,667
Residents	8,255	64,585	122,575