



FOR LEASE

# SEVEN HILLS PLAZA SHOPPING CENTER

18511 E. HAMPDEN AVE.  
AURORA, CO 80013

# SITE PLAN



CROSSROADS BIBLE CHURCH

204  
216  
208



TAQUERIA JALISCO MEXICAN GRILL

102, 104 & 106  
108  
110

112

120  
122

124

128

132

134

**MOVIE TAVERN**  
by MARCUS

140

142

152

154

156

158

160



STAR 4 EVER NAIL SALON



PEOPLE FOOD MART



166

168

170

172

174

176

178

AURORA VISION CENTER



184

185

187

(NOT A PART)  
Ent Credit Union

(NOT A PART)  
meineke

188

192

194



(NOT A PART)  
NATURAL GROCERS

(NOT A PART)  
SONIC

(NOT A PART)  
Village Inn



# LOCATION OVERVIEW



## TENANTS

- State Farm Insurance
- Smoker Friendly
- People Food Mart
- Animal Care Center of Aurora
- Lady Luck Tattoo
- Star 4 Ever Nail Salon
- Aurora Vision Center
- Honeybee Asian Bistro
- GRIN Pediatric Dentistry & Orthodontics of Aurora
- Music Go Round
- NAPA Auto Parts
- Taqueria Jalisco Mexican Grill
- Play It Again Sports
- Movie Tavern
- Domino's Pizza
- 7 Eleven
- Golden Flame Hot Wings
- Crossroads Bible Church
- Allstate Insurance
- State Farm Insurance
- National Martial Arts Academy
- Action Behavior Centers
- Care and Community



## TRAFFIC COUNTS

CoStar, 2024

Street	Cross Street	Vehicles Per Day
East Hampden Avenue	S Biscay St E	22,827
Tower Road	E Floyd Ave S	32,877

## DEMOGRAPHICS

CoStar, 2024

	1 Mile	3 Mile	5 Mile
Population	21,933	146,933	282,124
Median HH Income	\$88,848	\$93,700	\$87,408



# PROPERTY AERIAL



**RETAIL SPACES FOR LEASE**



# DEMOGRAPHICS

RING OF 1-MILE RADIUS

**23,708**  
2024 Total Population

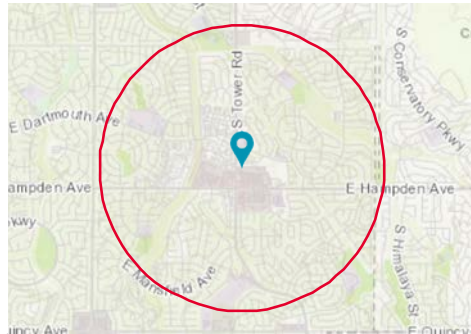
**8,366**  
2024 Total Households

**2.83**  
2024 Average Household Size

**114,518**  
2024 Average Household Income

**36.7**  
2024 Median Age

**559,996**  
2024 Average Home Value



### EMPLOYMENT

**14,373**  
2024 Total Daytime Population

**28%**  
2024 Daytime Population: Workers

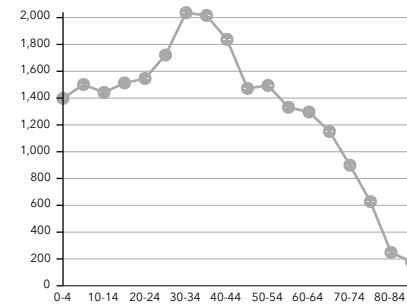
**72%**  
2024 Daytime Population: Residents

**4,578.7**  
2024 Daytime Population Density (Pop/sq mi)

**329**  
2024 Total (SIC01-99) Businesses

**2,986**  
2024 Total (SIC01-99) Employees

### POPULATION BY AGE GROUP



### EDUCATIONAL ATTAINMENT

**20%**  
High School Diploma

**5%**  
GED/Alternative Credential

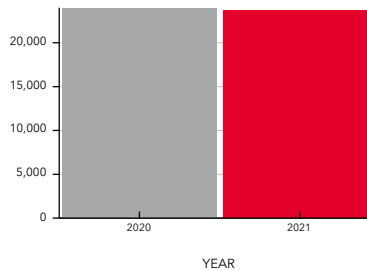
**21%**  
Some College/No Degree

**11%**  
Associate's Degree

**24%**  
Bachelor's Degree

**10%**  
Graduate/Professional Degree

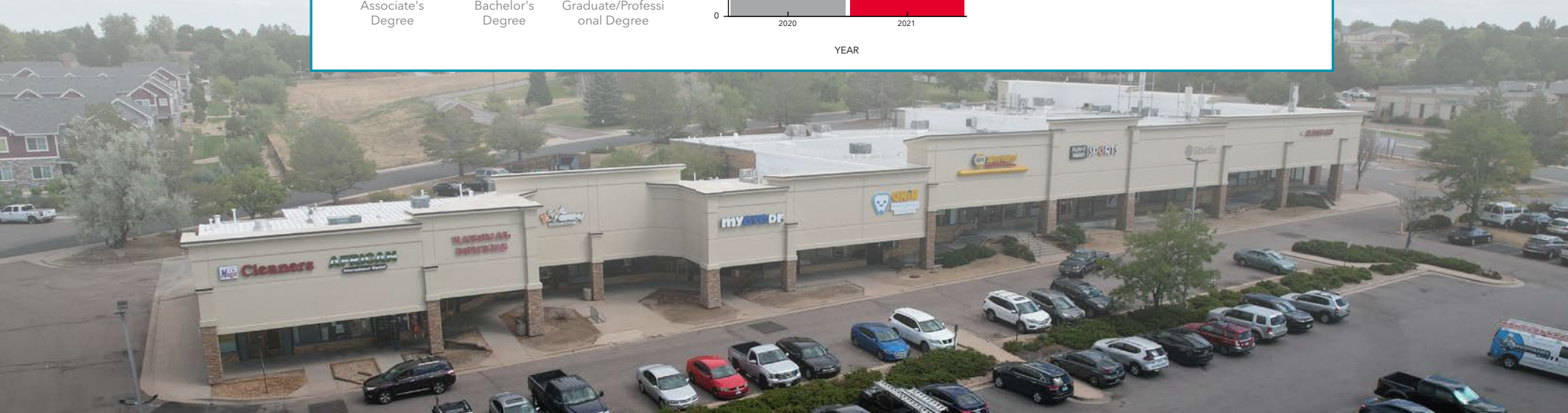
### POPULATION TIME SERIES 2010-2021



**50%**  
Male Population (%)

**50%**  
Female Population (%)

**-0.40%**  
2023-2028 Population: Compound Annual Growth Rate



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## FOR MORE INFORMATION, PLEASE CONTACT:

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