

9537

E. COLFAX AVE

AURORA, CO 80010

LEASE RATE

\$18.00 – \$20.00/SF NNN



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 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
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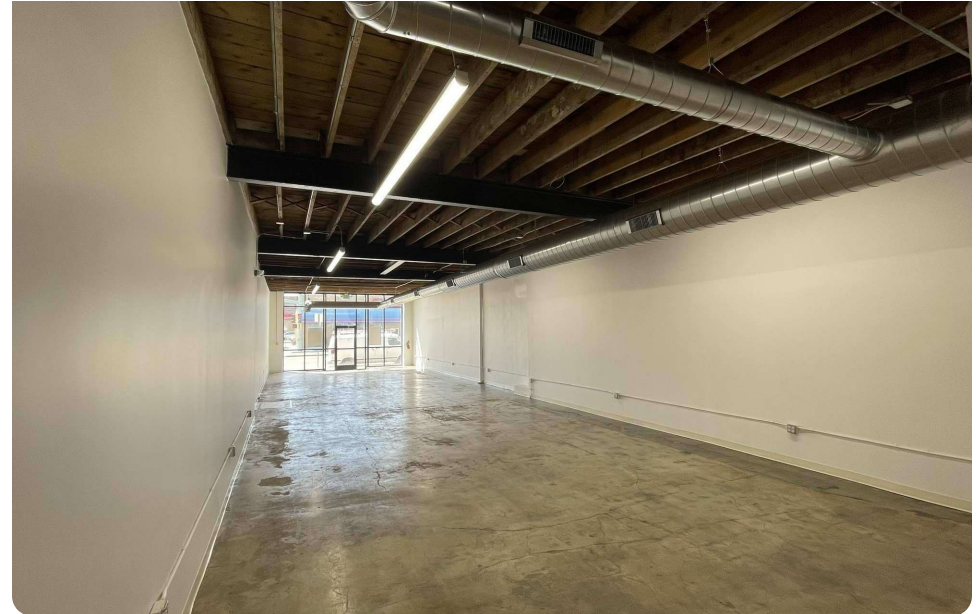
PROPERTY HIGHLIGHTS

| | |
|---------------------|---|
| Address | 9537 E. Colfax Avenue Aurora, CO 80010 |
| Available SF | 2,015 SF |
| Lease Rate | \$18.00-\$20.00 SF/yr +NNN |
| NNN Expenses | \$7.00 PSF |
| Property Type | Retail |
| Building Size | 16,264 SF |
| Year Last Renovated | 2023 |

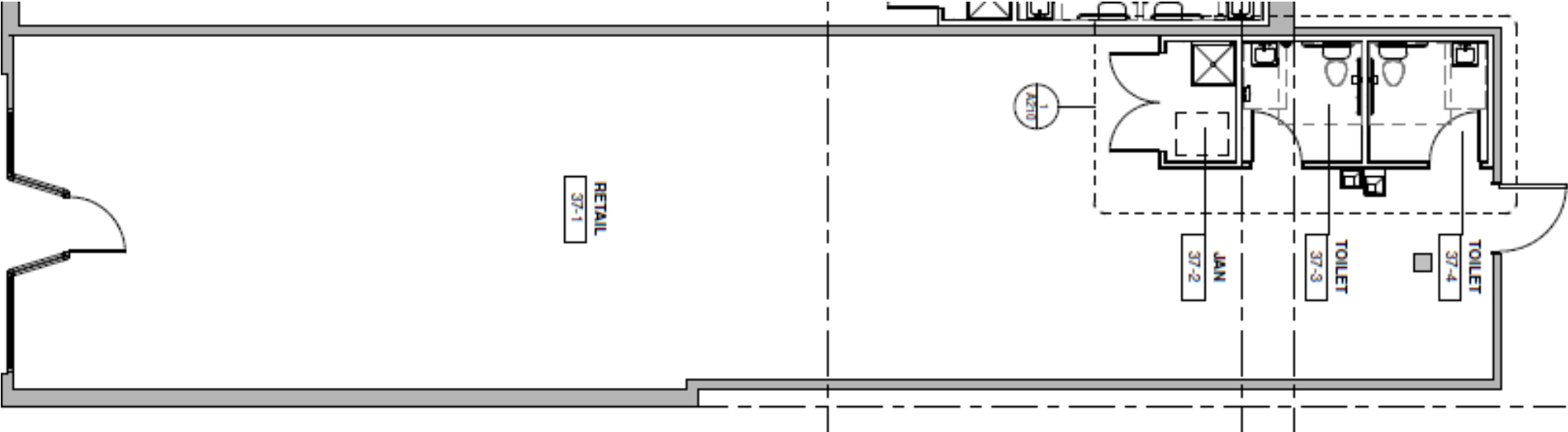
PROPERTY DESCRIPTION

9537 E Colfax Avenue is a newly renovated, move-in ready, mixed-use retail building in Aurora, Colorado. This stretch of Colfax has recently experienced multiple renovated properties and Façade upgrades improving this stretch of the East Colfax Arts District and welcoming new businesses. The space boasts trendy polished concrete floors and exposed wood ceilings along with a contemporary new storefront. The property sits on an active stretch of East Colfax that has several public parking lots, and is within close proximity to the Anschutz Medical Campus, and the Central Park and Lowry neighborhoods.

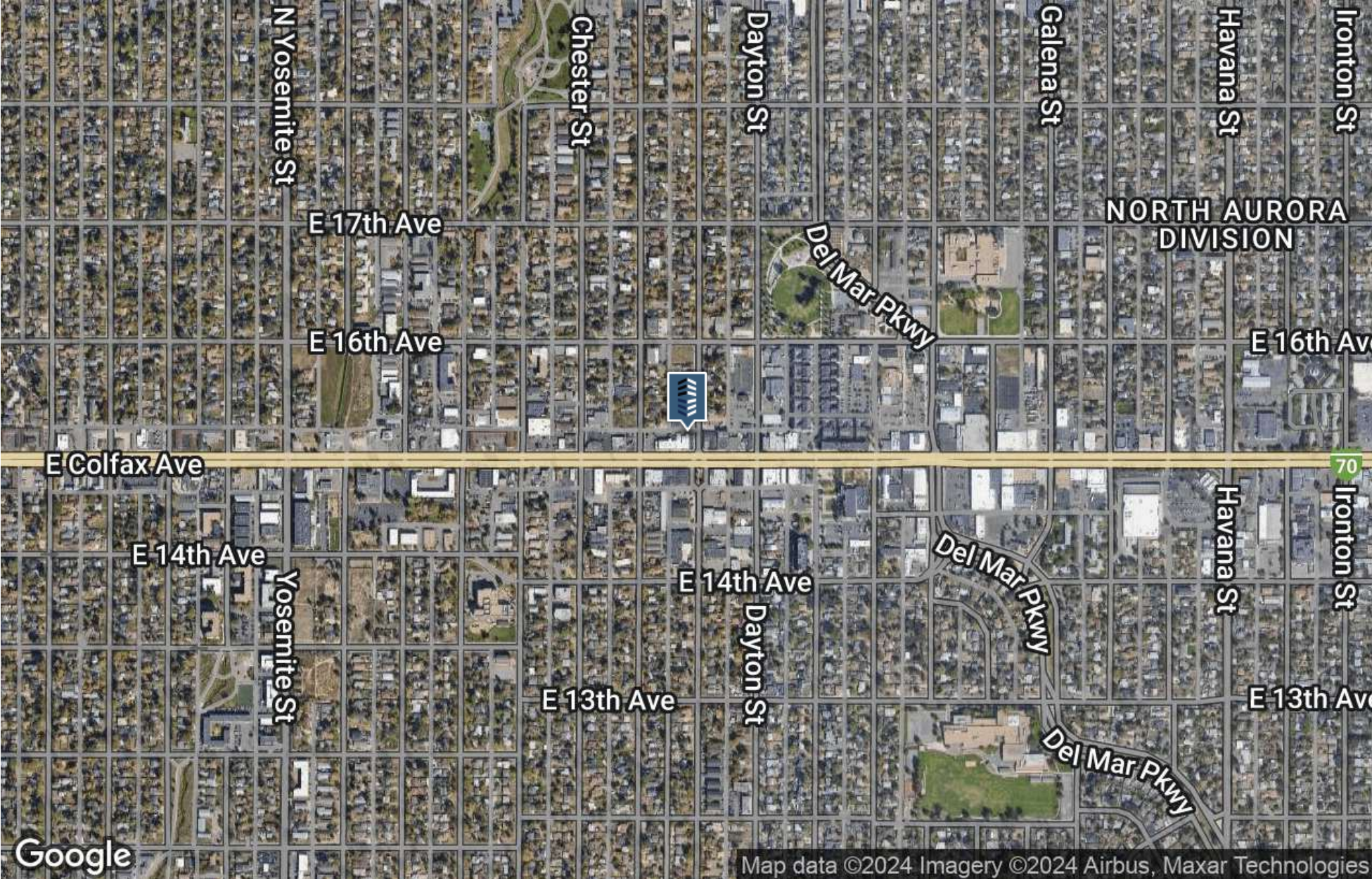
- Excellent visibility on East Colfax in the heart of the East Colfax Arts District
- Move-in ready
- New HVAC, electrical, roof, storefront, with exposed wood ceilings
- Separately metered for gas and electric
- Contact broker for additional storage



FLOOR PLANS



LOCATION MAP





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