

695

BILLINGS ST

AURORA, CO 80011

FOR LEASE

LEASE RATE

\$5,360.58/MO (ALL IN)



FLEX WAREHOUSE

3,200 - 6,400 SF AVAILABLE



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 **UNIQUE**
PROPERTIES

TCN
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Unique Properties, Inc

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PROPERTY HIGHLIGHTS

Total Sq. Ft.	9,200 SF
Year Built	2002
Unit A-B	3,200 SF \$3,733.33/mo + NNN
Unit C-D	3,200 SF \$3,733.33/mo + NNN
Loading	Drive In 12' x 14'
Est. NNN	\$1,627.58/mo (\$6.10 PSF)
Zoning:	MU-C (Aurora)
County:	Arapahoe

PROPERTY DESCRIPTION

695 Billings Street is available for lease for the first time in almost a decade. This property has been completely redone by the current ownership. New carpet, paint, and split system for the office. Each unit features 12' x 14' drive in loading. The clear height in the center of the warehouse is approximately 22' 4". The MU-C zoning allows for a plethora of different uses.



- Great location | Easy access to Interstate 225
- Pride of ownership | Local owners
- Tall ceilings | 22' 4" Clear
- Great parking | 24 Spaces
- New paint and carpet in the offices.
- Useable mezzanine space | 13' tall ceilings in the mezzanine
- Good power | 3 Phase (To Be Verified)
- LED Lighting throughout
- 240 outlets in some of the units.

AVAILABLE UNITS



ADDITIONAL PHOTOS



PREPROPERTY **AERIAL**



 **FITZSIMONS STATION**

CHAMBERS ROAD

PEORIA STREET



225
INTERSTATE



 **NORFOLK GLEN PARK**

AIRPORT ROAD


E COLFAX AVENUE


 **COLFAX STATION**

E COLFAX AVENUE



 **LAREDO ELEMENTARY SCHOOL**

 **HINKLEY HIGH SCHOOL**

 **AURORA CENTRAL HIGH SCHOOL**

 **DEL MAR PARK**

6TH AVENUE

POTOMAC STREET



CHAMBERS ROAD



6TH AVENUE

 **2ND AVE & ABILENE STATION**



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	22,569	78,499	159,541	<\$25,000	1,443	6,002	10,888
2024 Estimate	22,390	77,383	157,289	\$25,000 - \$50,000	2,050	6,631	12,853
2010 Census	21,893	75,429	154,284	\$50,000 - \$75,000	1,929	5,988	11,697
Growth 2024-2029	0.80%	1.44%	1.43%	\$75,000 - \$100,000	1,316	3,622	7,345
Growth 2010-2024	2.27%	2.59%	1.95%	\$100,000 - \$125,000	469	2,275	5,343
Median Age	33.70	33.70	34.20	\$125,000 - \$150,000	261	1,312	2,902
Average Age	35.00	35.20	35.40	\$150,000 - \$200,000	522	1,400	3,047
2024 Population by Race:				\$200,000+	176	652	1,814
White	6,638	24,163	52,162	2024 Population by Education:			
Black	4,349	15,653	31,428	Some High School, No Diploma	2,876	11,165	21,031
Am. Indian & Alaskan	592	2,204	4,180	High School Grad (Incl Equivalency)	4,185	14,821	29,543
Asian	1,092	3,494	7,231	Some College, No Degree	4,519	14,082	29,830
Hawaiian & Pacific Island	165	447	783	Associate Degree	1,250	4,859	9,494
Other	9,554	31,422	61,505	Bachelor Degree	2,005	6,866	14,965
Hispanic Origin	10,558	34,980	68,005	Advanced Degree	1,083	3,775	8,230
U.S. Armed Forces:				2024 Population by Occupation			
Households:				Real Estate & Finance	697	2,026	4,416
2029 Projection	8,244	28,353	56,715	Professional & Management	4,769	14,736	32,829
2024 Estimate	8,167	27,880	55,889	Public Administration	328	1,051	2,381
2010 Census	7,911	26,795	54,535	Education & Health	2,233	7,242	15,319
Growth 2024-2029	0.94%	1.70%	1.48%	Services	2,511	9,701	19,547
Growth 2010-2024	3.24%	4.05%	2.48%	Information	158	593	1,548
Owner Occupied	3,095	10,706	24,079	Sales	2,892	8,582	17,108
Renter Occupied	5,072	17,174	31,810	Transportation	509	2,728	5,226
2024 Avg Household Income				Retail	1,454	4,441	9,255
2024 Med Household Income				Wholesale	346	1,314	2,392
	\$69,542	\$68,219	\$73,347	Manufacturing	776	2,546	5,234
	\$56,884	\$54,651	\$57,769	Production	1,839	6,968	13,137
				Construction	1,756	6,060	11,707
				Utilities	1,091	3,397	6,298
				Agriculture & Mining	53	303	621
				Farming, Fishing, Forestry	9	217	388
				Other Services	560	2,216	4,146

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