

695

BILLINGS ST

AURORA, CO 80011

LEASE RATE

**\$11.95 - \$12.95 PSF (NNN)**



**MARC S. LIPPITT**

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 **UNIQUE**  
PROPERTIES

TCN  
REAL ESTATE SERVICES

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695 Billings Street, Aurora, CO 80011

## Exclusive Agents

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# PROPERTY HIGHLIGHTS

Total Sq. Ft.	9,200 SF
Year Built	2002
Unit C-D	3,200 SF   \$3,186.67/mo + NNN
Unit F	1,600 SF   \$1,726/mo + NNN
Loading	Drive In 12' x 14'
Est. NNN	\$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

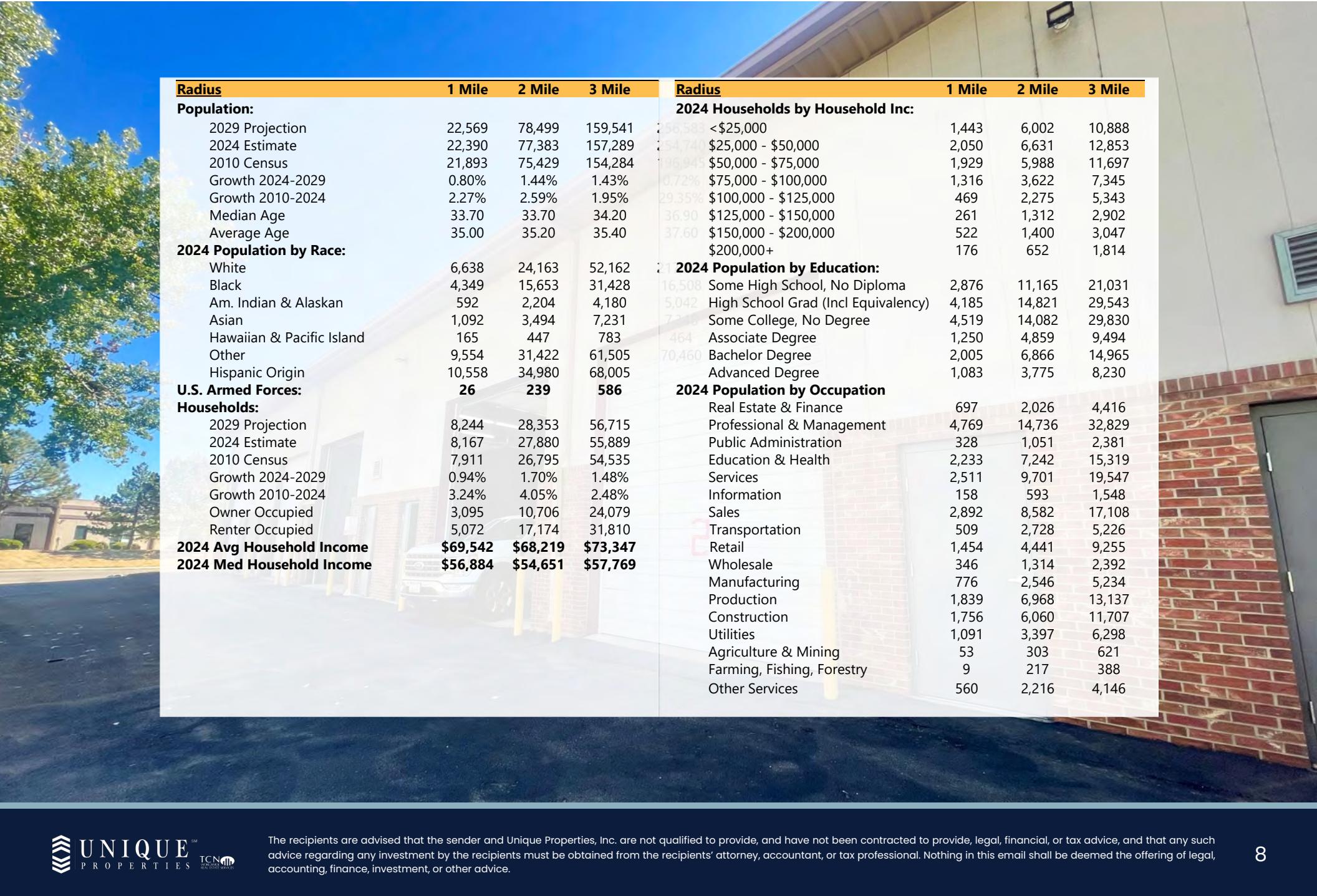


# PROPERTY AERIAL





# DEMOCRAPHICS



Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
<b>Population:</b>											
2029 Projection											
22,569	78,499	159,541	56,583	<\$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				
<b>2024 Population by Race:</b>											
White	6,638	24,163	52,162	\$200,000+	176	652	1,814				
Black	4,349	15,653	31,428	<b>2024 Population by Education:</b>							
Am. Indian & Alaskan	592	2,204	4,180	16,508	Some High School, No Diploma	2,876	11,165	21,031			
Asian	1,092	3,494	7,231	5,042	High School Grad (Incl Equivalency)	4,185	14,821	29,543			
Hawaiian & Pacific Island	165	447	783	7,218	Some College, No Degree	4,519	14,082	29,830			
Other	9,554	31,422	61,505	464	Associate Degree	1,250	4,859	9,494			
Hispanic Origin	10,558	34,980	68,005	70,460	Bachelor Degree	2,005	6,866	14,965			
<b>U.S. Armed Forces:</b>	<b>26</b>	<b>239</b>	<b>586</b>	Advanced Degree	1,083	3,775	8,230				
<b>Households:</b>											
2029 Projection	8,244	28,353	56,715	<b>2024 Population by Occupation</b>							
2024 Estimate	8,167	27,880	55,889	Real Estate & Finance	697	2,026	4,416				
2010 Census	7,911	26,795	54,535	Professional & Management	4,769	14,736	32,829				
Growth 2024-2029	0.94%	1.70%	1.48%	Public Administration	328	1,051	2,381				
Growth 2010-2024	3.24%	4.05%	2.48%	Education & Health	2,233	7,242	15,319				
Owner Occupied	3,095	10,706	24,079	Services	2,511	9,701	19,547				
Renter Occupied	5,072	17,174	31,810	Information	158	593	1,548				
<b>2024 Avg Household Income</b>	<b>\$69,542</b>	<b>\$68,219</b>	<b>\$73,347</b>	Sales	2,892	8,582	17,108				
<b>2024 Med Household Income</b>	<b>\$56,884</b>	<b>\$54,651</b>	<b>\$57,769</b>	Transportation	509	2,728	5,226				
				Retail	1,454	4,441	9,255				
				Wholesale	346	1,314	2,392				
				Manufacturing	776	2,546	5,234				
				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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