

11175 E Mississippi Avenue, Aurora, CO 80012



1,318 RSF – 3,300 RSF

FOR LEASE

11175

E Mississippi Ave
Aurora, CO 80012

MISSISSIPPI AVE

SAFeway

ihop

Burlington

INTERSTATE
225

HCA
HealthONE

COSTCO
WHOLESALE

SAFeway

LOWE'S

GARDENS ON HAVANA
ACE Hardware
Office DEPOT
ROSS Dress for Less
ULTA
Wells Fargo
KeyBank
Dick's Sporting Goods
SPROUTS Farmers Market
T-Mobile
Kohl's
McDonald's
Starbucks
Target
QDOBA Mexican Eats

SPEORIA ST

PEORIA HILLS PARK

OVERLAND HIGH SCHOOL



Outside Broker Fee

\$1.50/RSF/YR commission

11175

E Mississippi Ave, Aurora, CO 80012

FOR LEASE

(720) 336-2466

KINSEY & COMPANY
COMMERCIAL REAL ESTATE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Photos in this Marketing Brochure may have been enhanced using photo editing software; all prospects are encouraged to visit the property in person to verify its current condition. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

11175

E. Mississippi Avenue
Aurora, CO 80012

The Space

- Pricing: Contact Broker
- SF: 1,318 RSF – 3,300 RSF

Traffic Counts

- E Mississippi Ave: 36,967 VPD
Source: 2022 MP51 Estimate

Highlights

- Existing dental space (6 ops) with an in-suite restroom
- Existing medical / physician space with two in-suite restrooms
- Monument signage opportunity on E Mississippi Ave (36,967 VPD)
- Located in a dense area in Aurora, CO with a population of 208,579 within a 3 mile radius
- Inviting atrium in the main lobby and elevator access to the second floor
- 8-minute drive time to HCA Health ONE Aurora



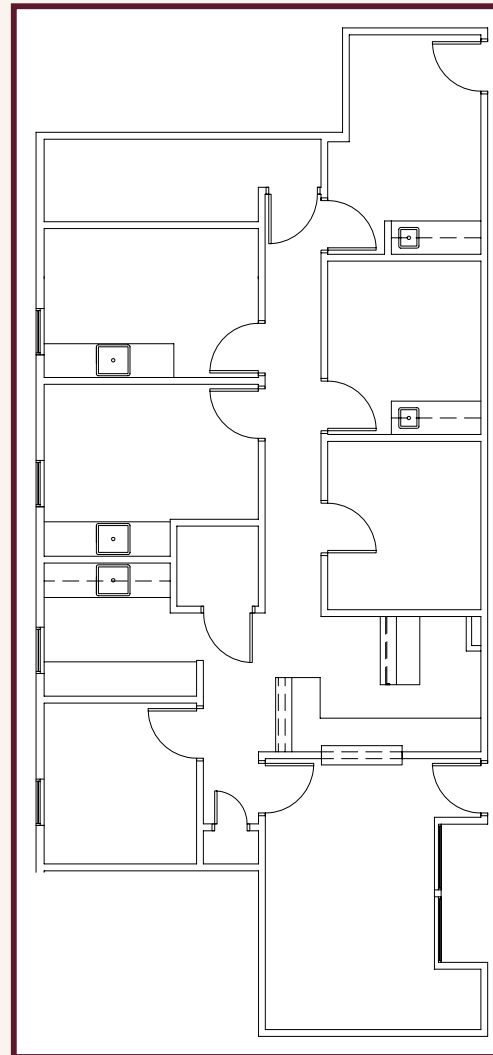
Demographics

	1 Mile	3 Miles	5 Miles
Population	28,218	208,579	474,667
Average Household Income	\$83,515	\$81,333	\$93,015
Daytime Population	7,125	79,897	214,270

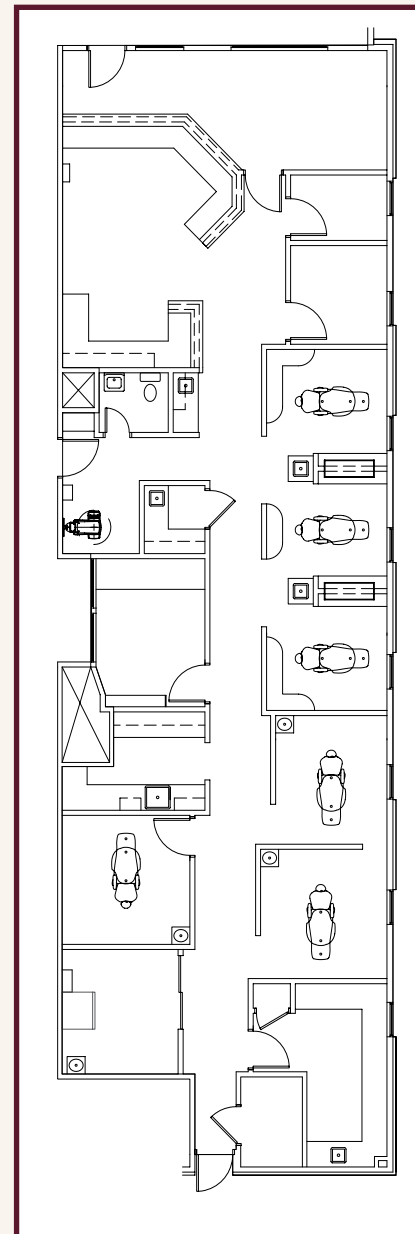
Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

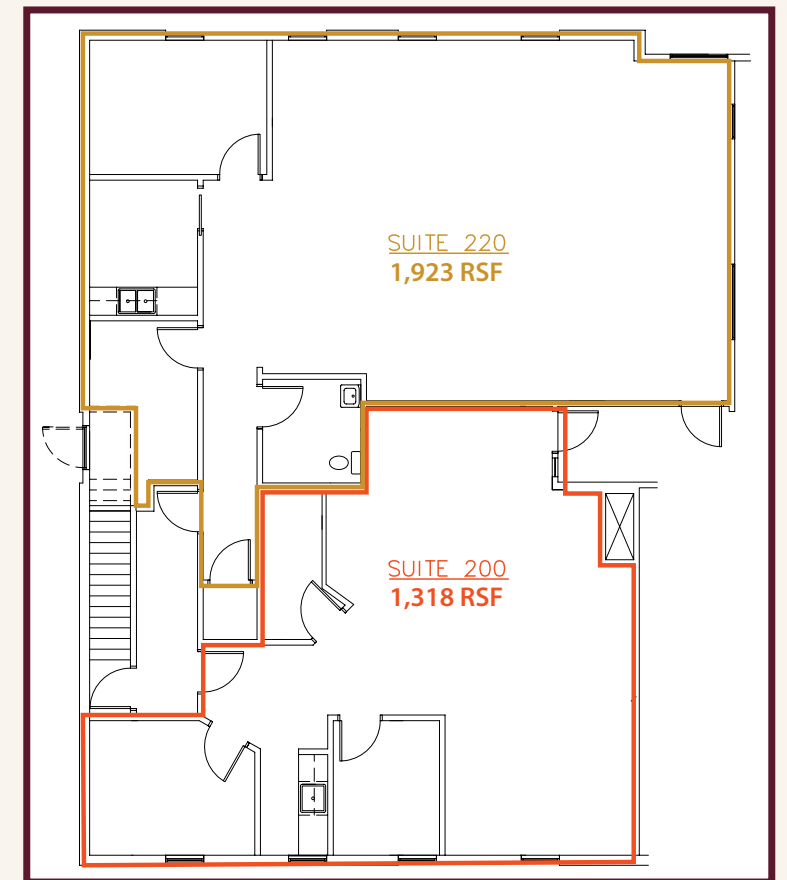
SUITE 110 WEST 1,749 RSF



SUITE 110 EAST 3,074 RSF



SUITE 200/220 1,318 RSF - 3,241 RSF



SUITE 210 3,300 RSF

