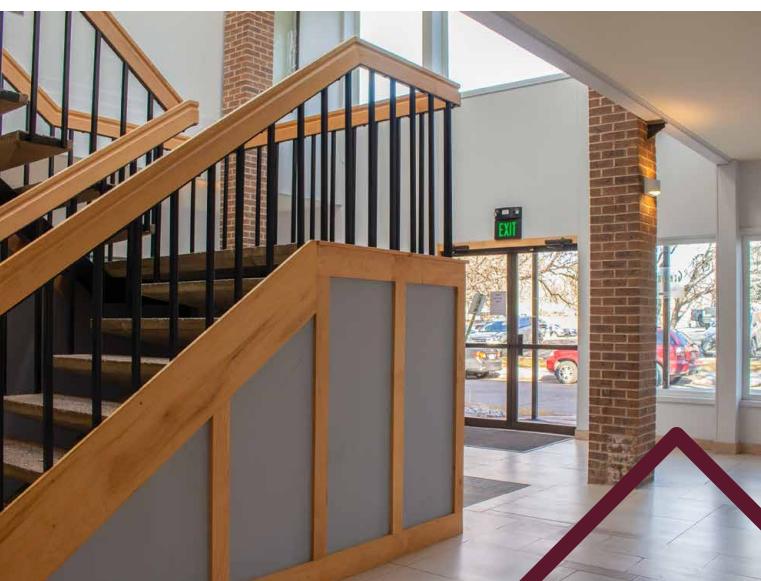


11175 E Mississippi Avenue, Aurora, CO 80012



DISCLAIMER: All of the information contained 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.



KINSEY & COMPANY

COMMERCIAL REAL ESTATE

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Brady Kinsey
Principal
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FLOOR PLANS

The Space

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

Traffic Counts

- E Mississippi Ave: 36,967 VPD
Source: 2022 MPSI 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

11175

E. Mississippi Avenue
Aurora, CO 80012



Demographics

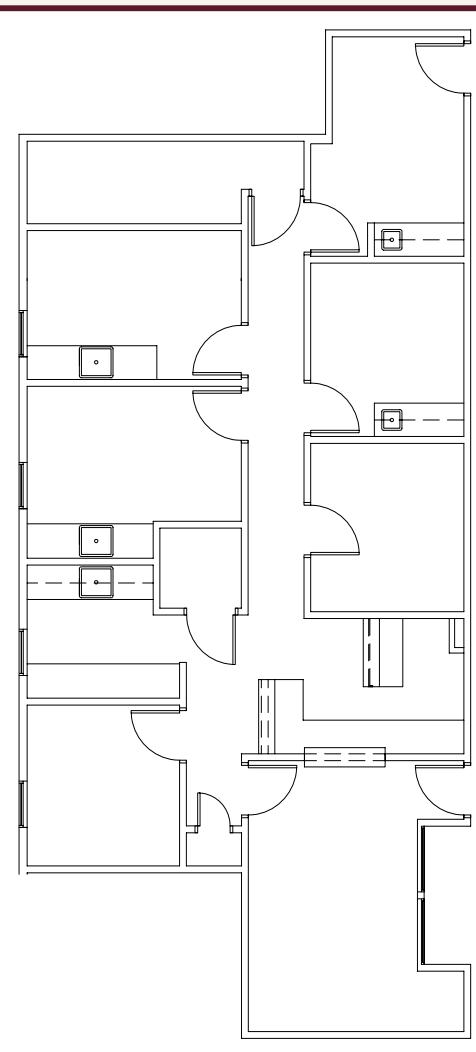
1 Mile 3 Miles 5 Miles

	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

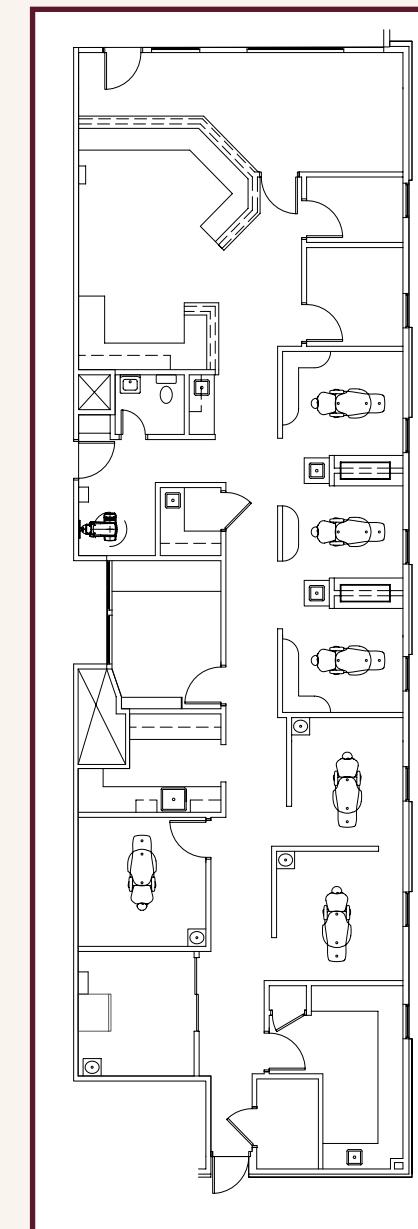
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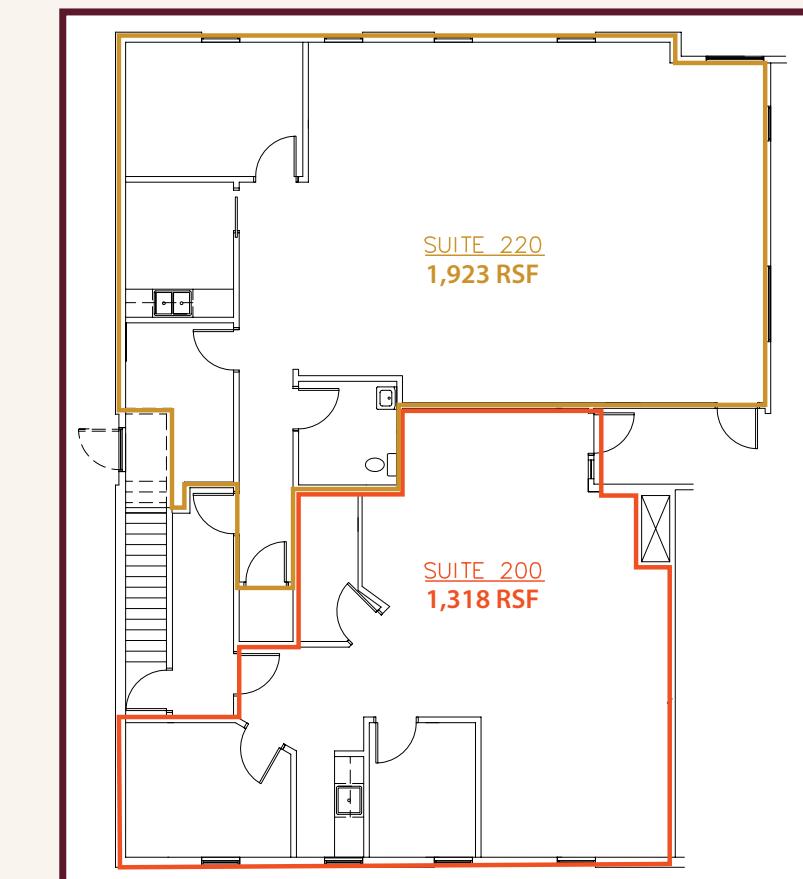
SUITE 110 WEST
1,749 RSF



SUITE 110 EAST
3,074 RSF



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



SUITE 210 **3,300 RSF**

