



FOR LEASE

Aspen Meadows Retail/Office

651 Potomac Street | Aurora, CO 80011



CONTACT:

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UNIQUE PROPERTIES

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651 POTOMAC STREET

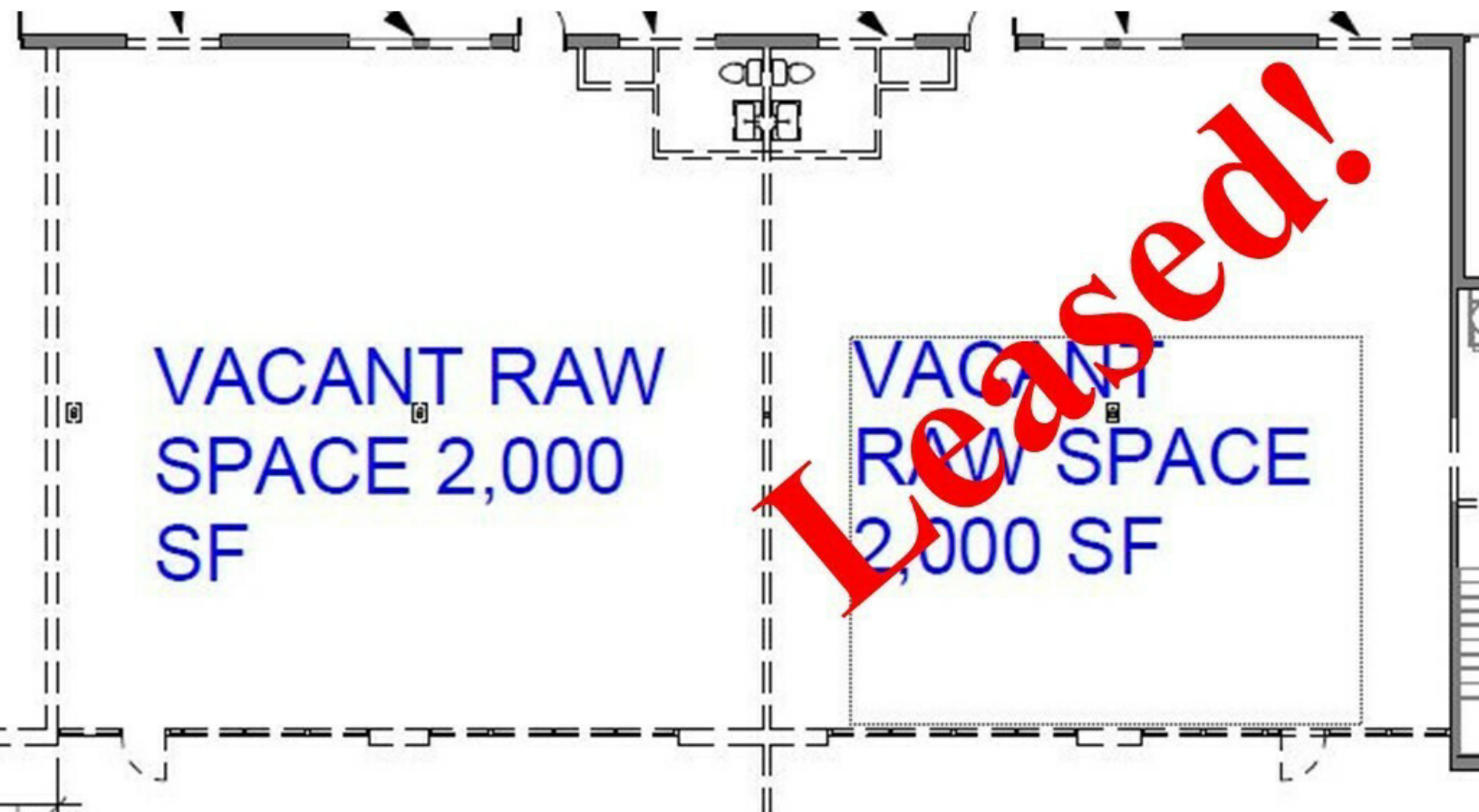
OFFERING SUMMARY

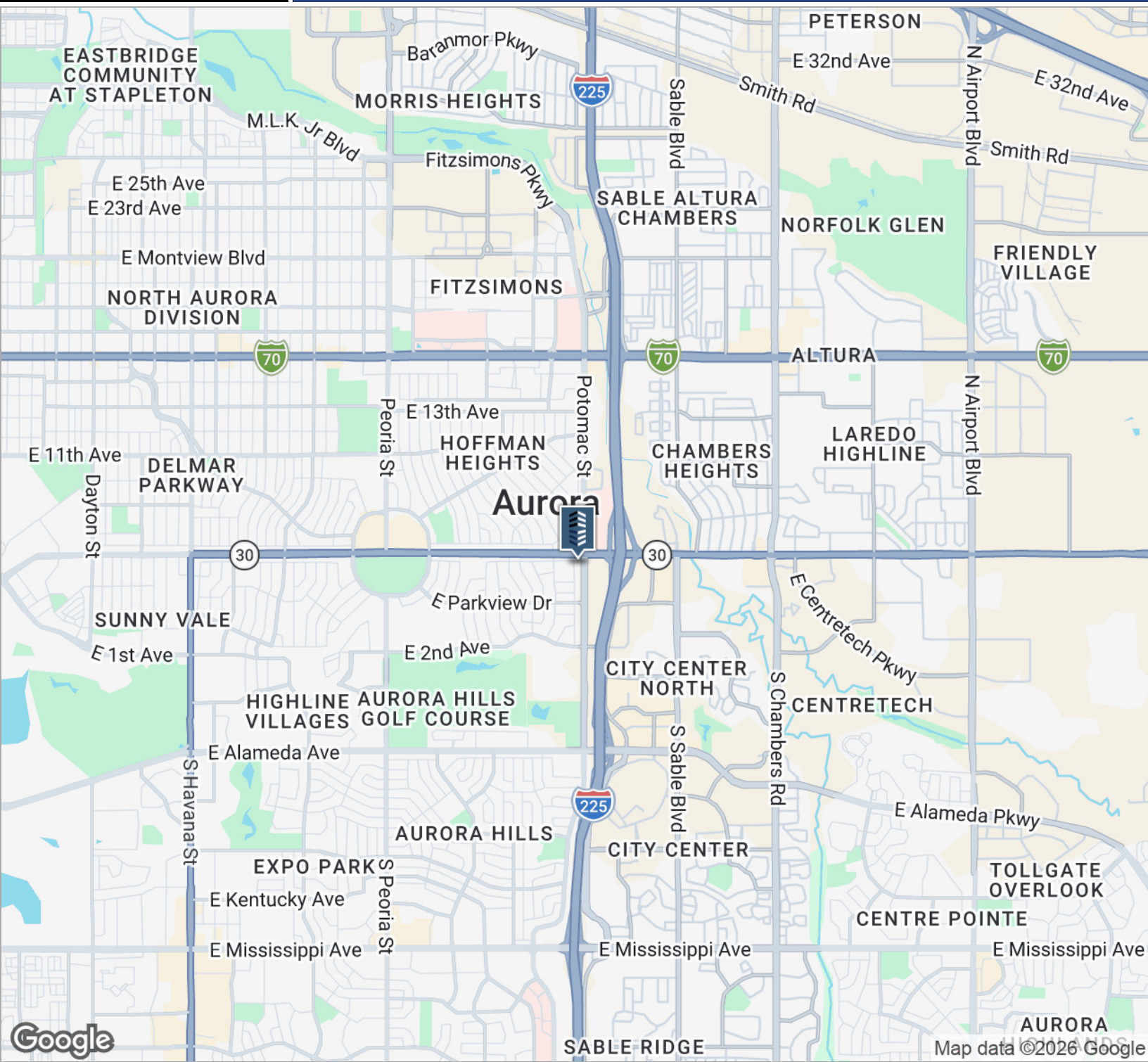
Available SF:	2,000 SF
Lease Rate:	\$15 SF/yr (MG)
Lot Size:	3.01 Acres
ADA Access:	Yes
Traffic Counts:	17,900 VPD (2018)
Building Size:	84,737 SF
Year Built:	1983

PROPERTY HIGHLIGHTS

- Unit #B - 2,000 SF of open retail/office area with a single restroom.
- Located within the Aspen Meadows Apartment building
- Close proximity to multiple medical facilities
- Great for retail, office and medical uses
- Ample off-street parking
- High traffic counts of 18,062 vehicles per day (2025 at 6th Ave & Potomac per costar.com)







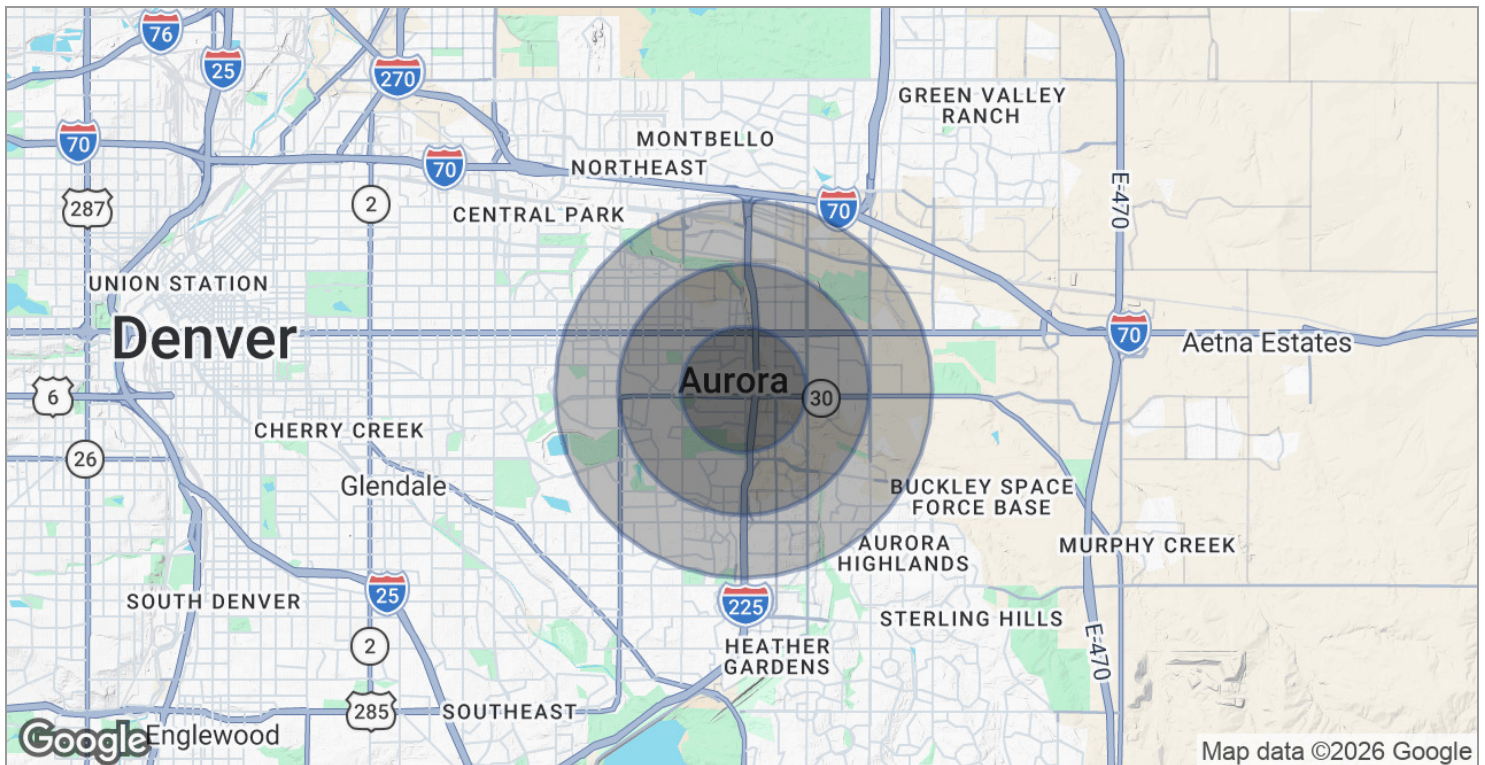
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	1 MILE	2 MILES	3 MILES
Total households	6,489	24,174	53,296
Total persons per hh	2.8	2.7	2.7
Average hh income	\$44,364	\$43,600	\$44,447
Average house value	\$265,267	\$200,871	\$182,602

	1 MILE	2 MILES	3 MILES
Total population	18,125	65,719	145,292
Median age	30.4	30.7	30.8
Median age (male)	29.4	29.0	29.7
Median age (female)	31.0	32.3	32.1



* Demographic data derived from 2020 ACS - US Census