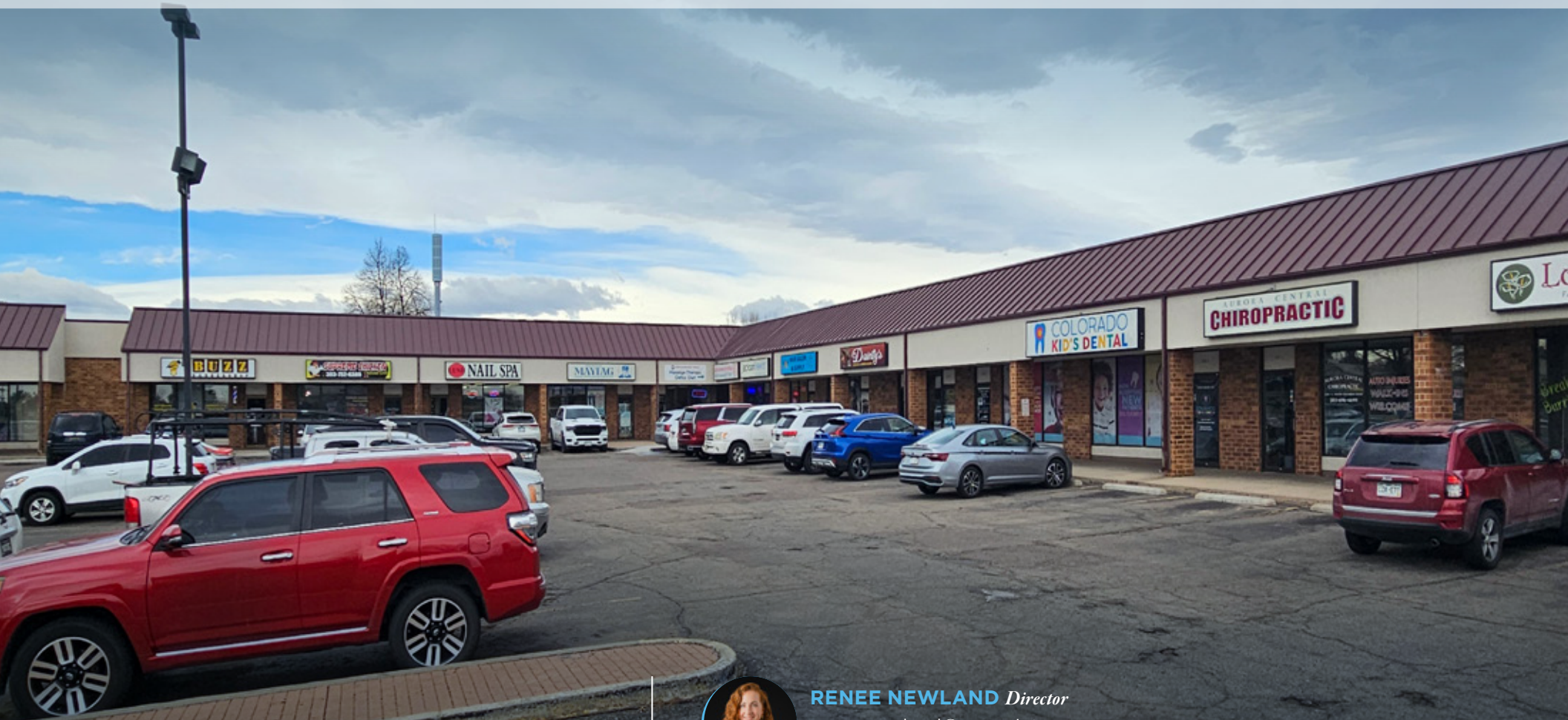


# RETAIL SPACES FOR LEASE IN AURORA, CO

2295 SOUTH CHAMBERS ROAD | 1,200-2,400 SF | AVAILABLE



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# EXECUTIVE SUMMARY

Position your business for success at this vibrant neighborhood shopping center located at a busy, signalized intersection with outstanding visibility and multiple access points. The center benefits from a combined traffic count of approximately 80,000 vehicles per day, ensuring constant exposure and convenience for customers.

Join a well-balanced tenant mix that draws strong daily foot traffic and serves the surrounding established residential neighborhoods. Whether you're looking for a boutique storefront or a larger retail configuration, these clean and efficient spaces offer excellent potential for a wide range of uses.

**PROPERTY ADDRESS** 2295 South Chambers Road, Aurora, CO

**SPACES AVAILABLE** Unit J - 2,400 SF  
Unit F - 1,200 SF

**LEASE RATE** \$18.00/SF/NNN

- Premier location with loyal customer base
- Excellent signage opportunities
- Multiple ingress/egress points for easy customer access
- Strong visibility at a key community intersection



# EXECUTIVE SUMMARY



## UNIT J

**SPACE AVAILABLE** 2,400 SF

**LEASE RATE** \$18.00/SF/NNN

- Simple layout with open space ideal for retail
- Owner willing to place a laundromat tenant in the space
- Ideal for retail, fitness, medical, and more

## UNIT F

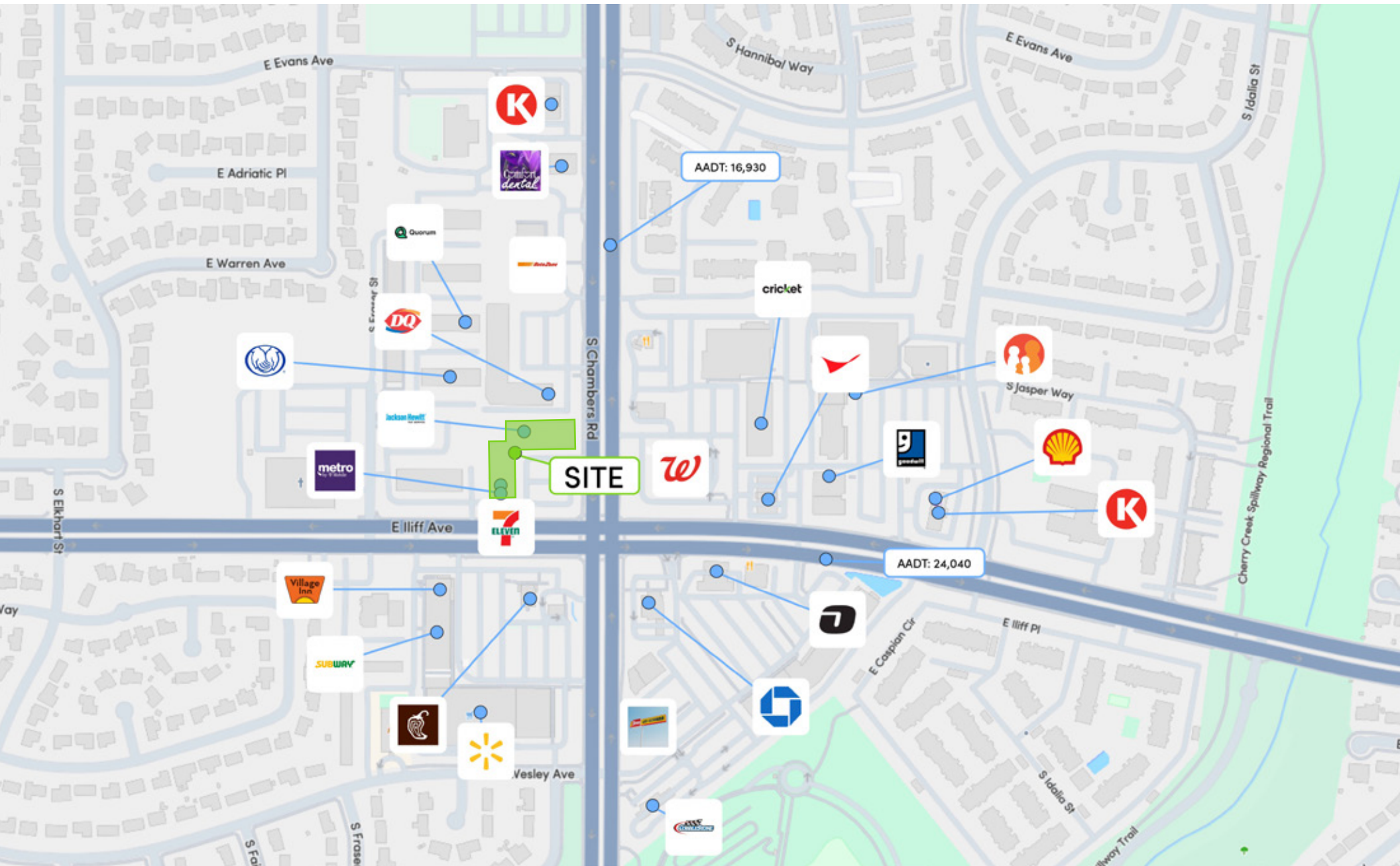
**SPACE AVAILABLE** Unit F - 1,200 SF

**LEASE RATE** \$18.00/SF/NNN

- Existing bar and walk-in humidor infrastructure still in place
- Perfect size for quick service concepts, boutiques, or

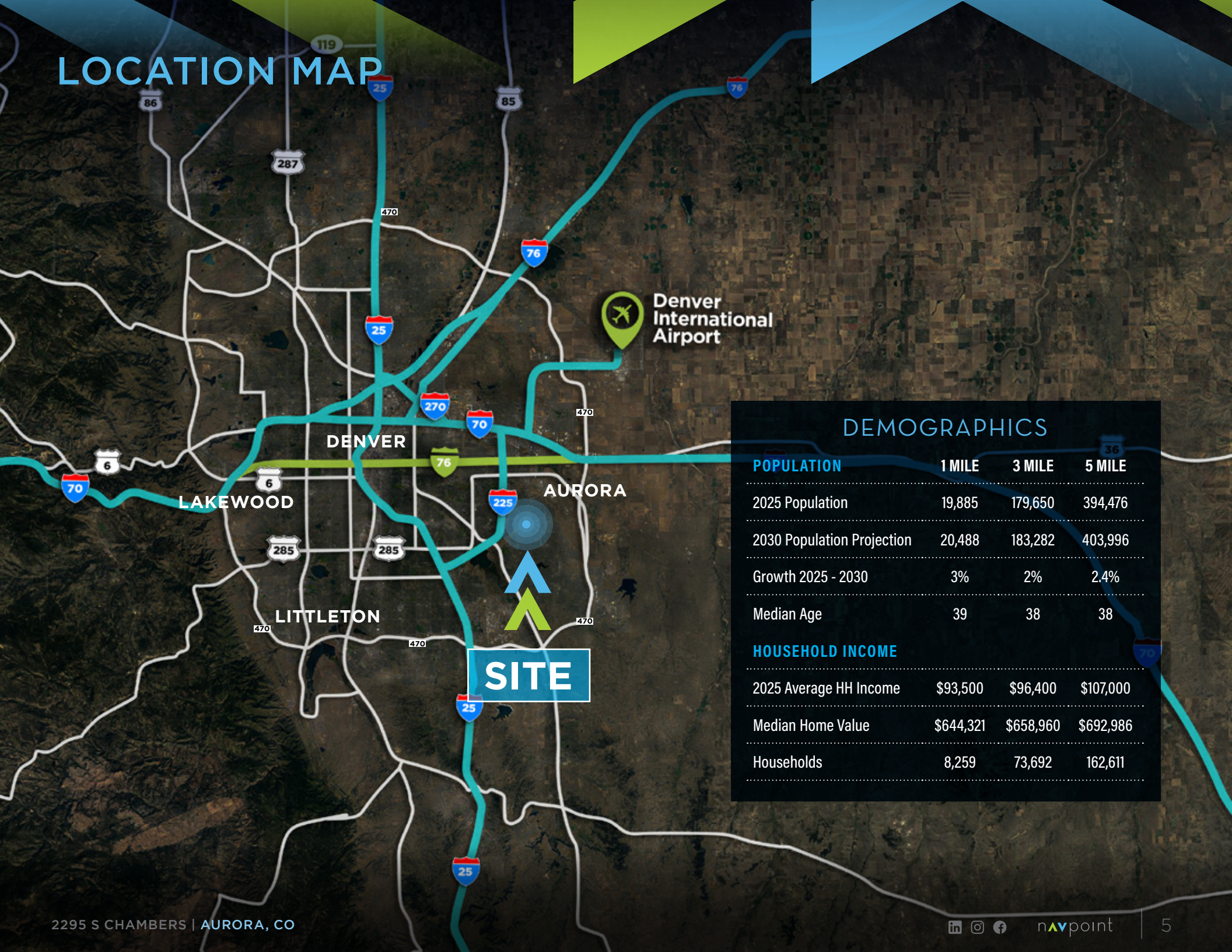


# NEIGHBORHOOD MAP





# LOCATION MAP



## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2025 Population	19,885	179,650	394,476
2030 Population Projection	20,488	183,282	403,996
Growth 2025 - 2030	3%	2%	2.4%
Median Age	39	38	38

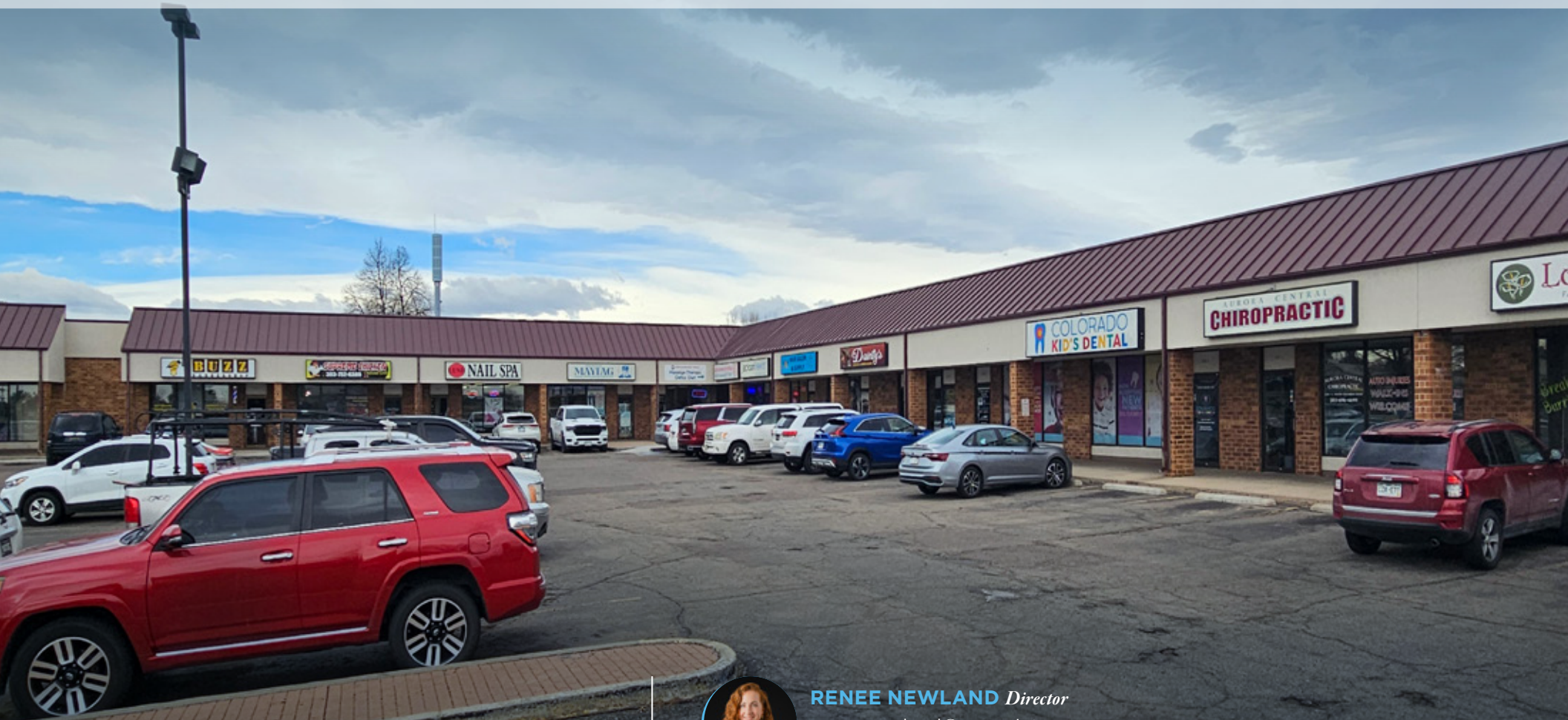
### HOUSEHOLD INCOME

2025 Average HH Income	\$93,500	\$96,400	\$107,000
Median Home Value	\$644,321	\$658,960	\$692,986
Households	8,259	73,692	162,611



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