

# Aurora City Square

NEC E Exposition & Abilene St | Aurora, CO



## AVAILABLE

1,420 SF - 6,660 SF

## RATE

Contact Broker

## NNN

\$5.50/SF

## ABOUT THE PROPERTY

- **New junior anchor availability at the center**
- Large parking field with new traffic light
- Strategically located along the new light rail system with access to over 1,000 riders per day
- Brand new 20ft monument sign just installed facing 150,000 VPD on I-225

## TRAFFIC COUNTS

Abilene St: n/o Exposition Ave 11,588 VPD  
I-225: n/o Mississippi Ave 156,616 VPD  
Exposition Ave: e/o I-22 7,265 VPD  
Mississippi Ave: e/o I-225 56,859 VPD

Year: 2024 | Source: DRCOG

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,642	187,134	413,958
Daytime Population	23,804	162,358	357,799
Avg. Household Income	\$79,870	\$87,974	\$102,699
Estimated Households	8,408	72,998	162,190

Year: 2024 | Source: Esri

## CONTACT

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SPACE	SF
1	1,420 SF
2	6,660 SF



East Exposition Avenue

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

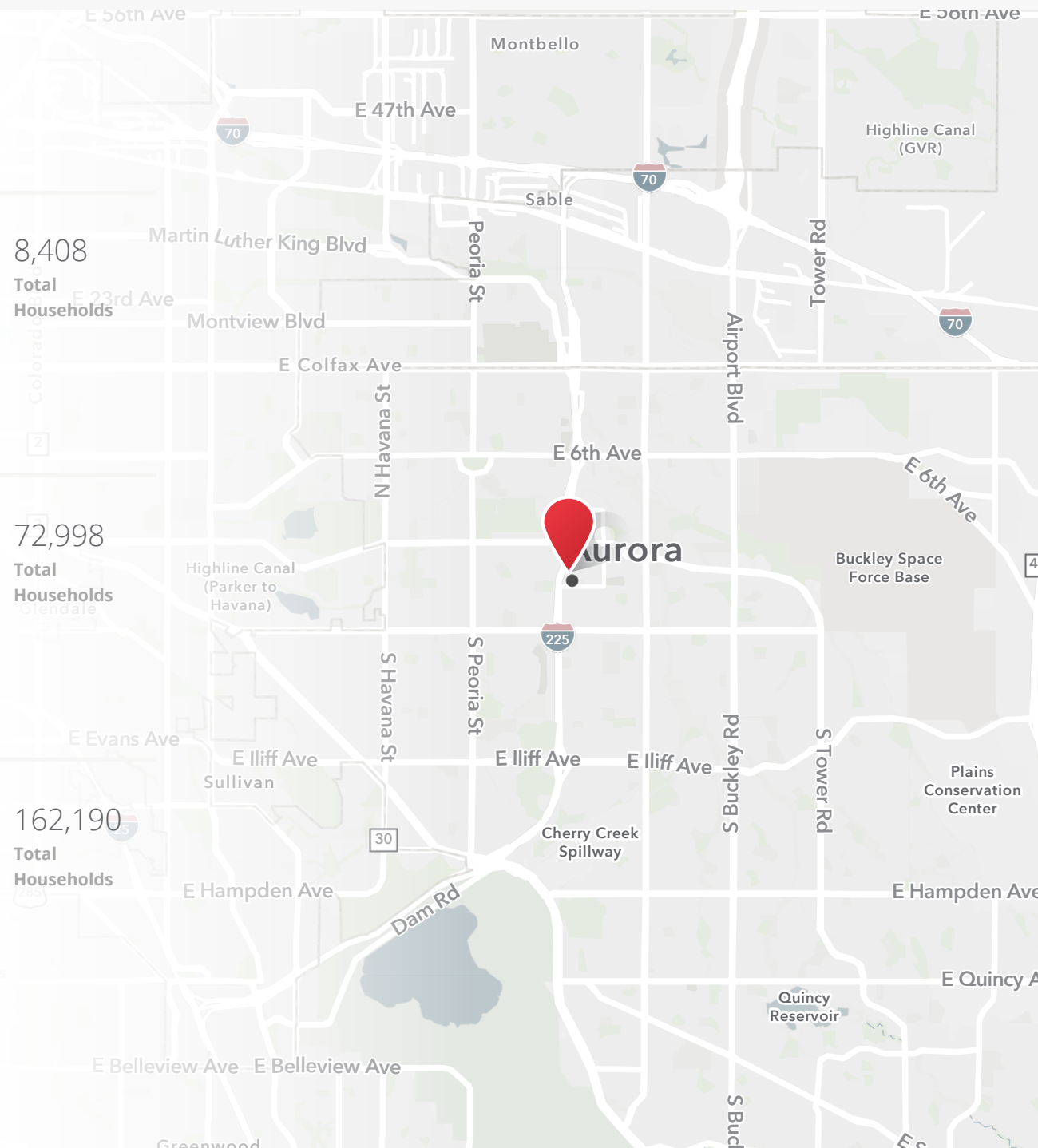
20,642 Population	23,804 Total Daytime Population	\$79,870 Average Household Income	8,408 Total Households
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### 3 MILES

187,134 Population	162,358 Total Daytime Population	\$87,974 Average Household Income	72,998 Total Households
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### 5 MILES

413,958 Population	357,799 Total Daytime Population	\$102,699 Average Household Income	162,190 Total Households
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SOURCE





**SRS Real Estate Partners**

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