

FOR LEASE

SEVEN HILLS PLAZA SHOPPING CENTER



18511 E Hampden Ave, Aurora, CO 80013

Property Highlights

- » High-traffic arterial intersection: Over 56,000 combined VPD across Hampden Ave. and Tower Rd. ensures maximum exposure and consumer access.
- » Dense surrounding retail ecosystem: Seven Hills Plaza is embedded within a strong retail node including Natural Grocers, Hampden Crossing, Tower Crossing, and Highpoint Marketplace, creating a self-reinforcing retail destination.
- » Diverse, recession-resilient tenant base: The mix of essential services, food & beverage, insurance, healthcare, and entertainment is broadly defensive across economic cycles.
- » High-income, stable consumer base: Average household income exceeding \$114,500 within 1 mile and \$93,700 within 3 miles positions the trade area well above state and national medians.
- » Large, growing population: With over 282,000 residents within 5 miles and a city population of 400,000+, Aurora offers substantial and growing consumer demand.
- » Healthy lease-up environment: Denver Metro retail vacancy of 4.4% and limited new supply provide a favorable backdrop for achieving strong occupancy and competitive lease terms.
- » E-470 regional connectivity: Proximity to Colorado's eastern beltway provides access to a broader regional drive-time catchment extending into Arapahoe, Douglas, and Adams counties.
- » Flexible suite sizes: Available spaces range from 1,200 SF to 3,680 SF, accommodating a wide spectrum of retail, restaurant, and service-oriented concepts.
- » Established, mature center: Seven Hills Plaza benefits from significant brand recognition within the local community and a loyal, repeat customer base built over years of operation.

Property Details

Property Name	Seven Hills Plaza Shopping Center	Available Suites	8 spaces ranging from 1,200 SF to 35,974 SF
Property Type	Community Shopping Center	Total Availability	Approx. 52,984 SF (combined)
		Frontage Roads	E. Hampden Ave. (24,500 VPD) & Tower Rd. (33,200 VPD)

For more information:

TYLER BRAY
Partner
303.808.9172

NICK YOCKEY
Broker Associate
240.401.9252

FOR LEASE

18511 E Hampden Ave, Aurora, CO 80013



Floor Plan



AVAILABLE SUITE	SQUARE FEET
102,104,106	2,700 SF
134	2,400 SF
138	35,974 SF
160	1,700 SF
168	1,200 SF
172	1,429 SF
174	1,577 SF
187	1,964 SF
188	2,760 SF
192	3,680 SF

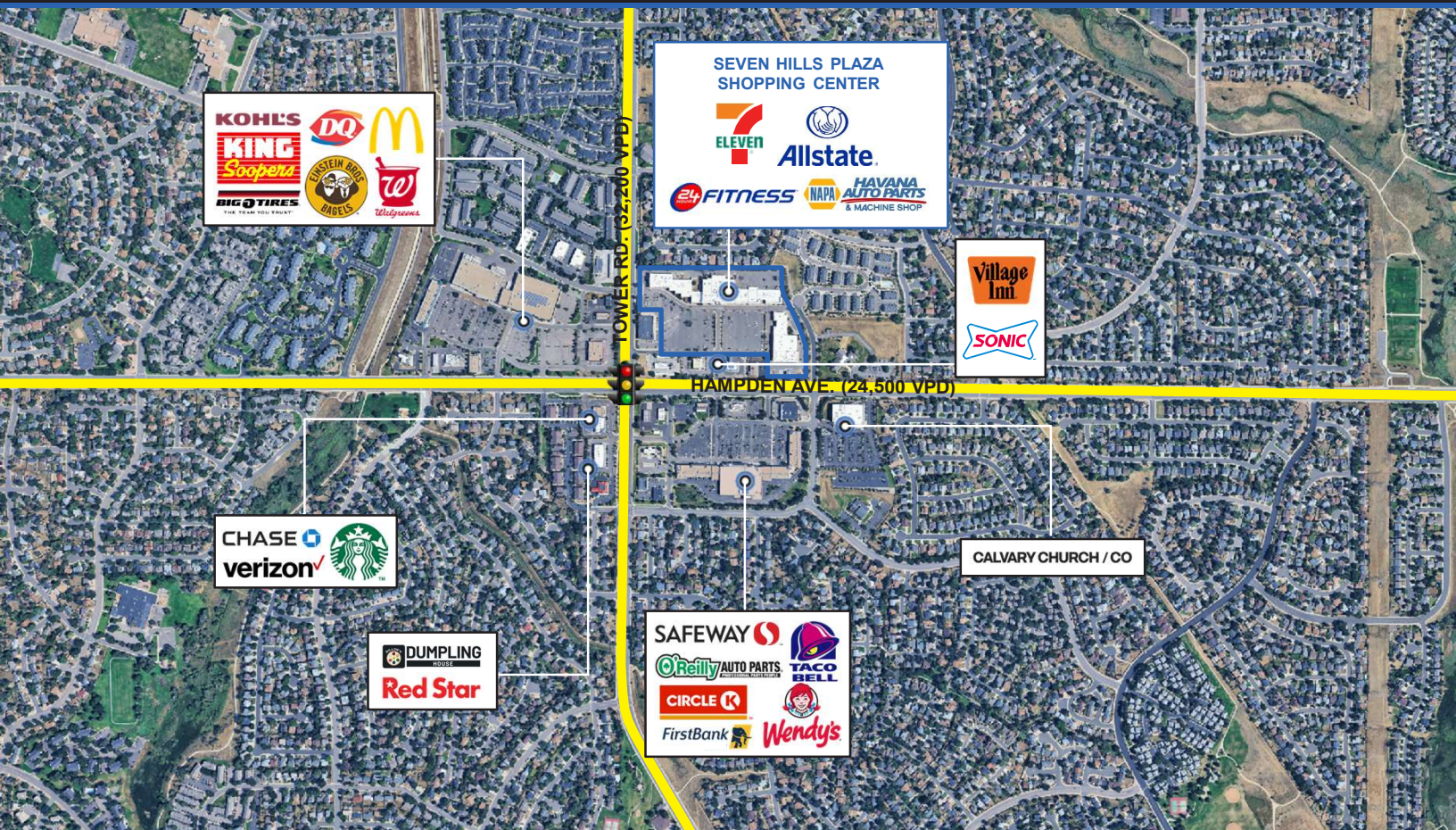
For more information:

TYLER BRAY
Partner
303.808.9172

NICK YOCKEY
Broker Associate
240.401.9252

FOR LEASE

18511 E Hampden Ave, Aurora, CO 80013



Location Amenities

- » Seven Hills Plaza occupies a premier retail position at the intersection of two major arterials in southeast Aurora, providing exceptional visibility and access from the surrounding residential neighborhoods.
- » The property is situated within a robust retail node anchored by Natural Grocers, and is surrounded by complementary shopping centers including Hampden Crossing (Kohl's, Walgreens, Big O Tires, McDonald's, King Soopers), Tower Crossing (Sport Clips, Edible Arrangements), and Highpoint Marketplace (Safeway, Subway, Taco Bell, Wendy's).
- » The E-470 toll highway provides rapid regional connectivity just east of the property, and proximity to the broader Denver metro via Hampden Avenue (US-285 corridor) makes this location highly accessible.

Demographics

	1 Mile	3 Mile	5 Mile
Population	22,748	151,310	294,440
Households	8,036	53,019	107,799
Median Age	37.0	37.5	37.4
Median Household Income	\$101,283	\$109,728	\$102,776

For more information:

TYLER BRAY
Partner
303.808.9172

NICK YOCKEY
Broker Associate
240.401.9252