

For Sublease

# 3571 S. Tower Rd. Unit F Aurora, CO 80013



**THRIVE™**

COMMERCIAL PARTNERS

*Investing in the future through people*

AVAILABLE



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# Property Details

- o **Excellent Location:** Signalized corner of Tower Road & Hampden Avenue—high visibility, easy ingress/egress.
- o **Strong Traffic & Accessibility:** Easily accessed from both E-470 and I-225.
- o **Well-Occupied Center:** 11,029 square feet multi-tenant retail strip built in 2006.
- o **National & Local Tenants Include:** Jersey Mike's, European Wax Center, Sport Clips, Elements Massage, etc., boosting foot traffic and cross-tenant synergy.
- o **Excellent Surroundings:** Direct proximity to Hampden Crossing & Highpoint Marketplace; immediate neighborhood anchored by King Sooper's and Safeway. Nearby retailers include Natural Grocers, Kohl's, Walgreens, Starbucks.
- o **Strong Demographics & Trade Area:** Dense residential, with continued development in surrounding neighborhoods; high daytime and commuter exposure.
- o **Remaining Lease Term: August 31, 2027**



**RENT PRICE:**  
\$32.62 PSF  
NNN: \$17.61 PSF



**SPACE AVAILABLE:**  
1,390 SF



**ZONING:**  
MU-C





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