

LOWRY UNIT 201

1350 Chambers Rd, Aurora, CO 80011



FOR LEASE

RETAIL/OFFICE

1,847 SF

MARK PYMS

Broker/Owner

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Mark@pcgcre.com

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PROPERTY INFORMATION

Section 1



PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Lowry Building is offering 1,847SF of Retail/Office space for lease on the corner of the heavily trafficked Chambers Road. There is currently a diversified tenant mix including a barber shop, tattoo studio, ice cream store, chiropractor, accountants and more.

The available space is located on the second floor of the Lowry Building. It features corner retail/office space with a view facing Chambers Rd, offering mountain views. Upon entry, there's a reception area leading to two private offices and two bathrooms. Additionally, it includes a showroom/open area, a small storage room, a small kitchen area with a sink, and a coat closet.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF / year (NNN)
NNN:	\$5.85
Number of Available Units:	1
Available SF:	1,847 SF
Lot Size:	0.61 AC
Building Size:	15,082 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	609	2,161	6,404
Total Population	1,688	6,291	18,553
Average HH Income	\$66,536	\$73,019	\$77,262

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Second floor
- Corner retail/office space
- Faces Chambers Rd
- Mountain views
- Reception area
- Two private offices
- Two bathrooms
- Showroom/open area
- Small storage room
- Small kitchen area with sink
- Coat closet

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ADDITIONAL PHOTOS



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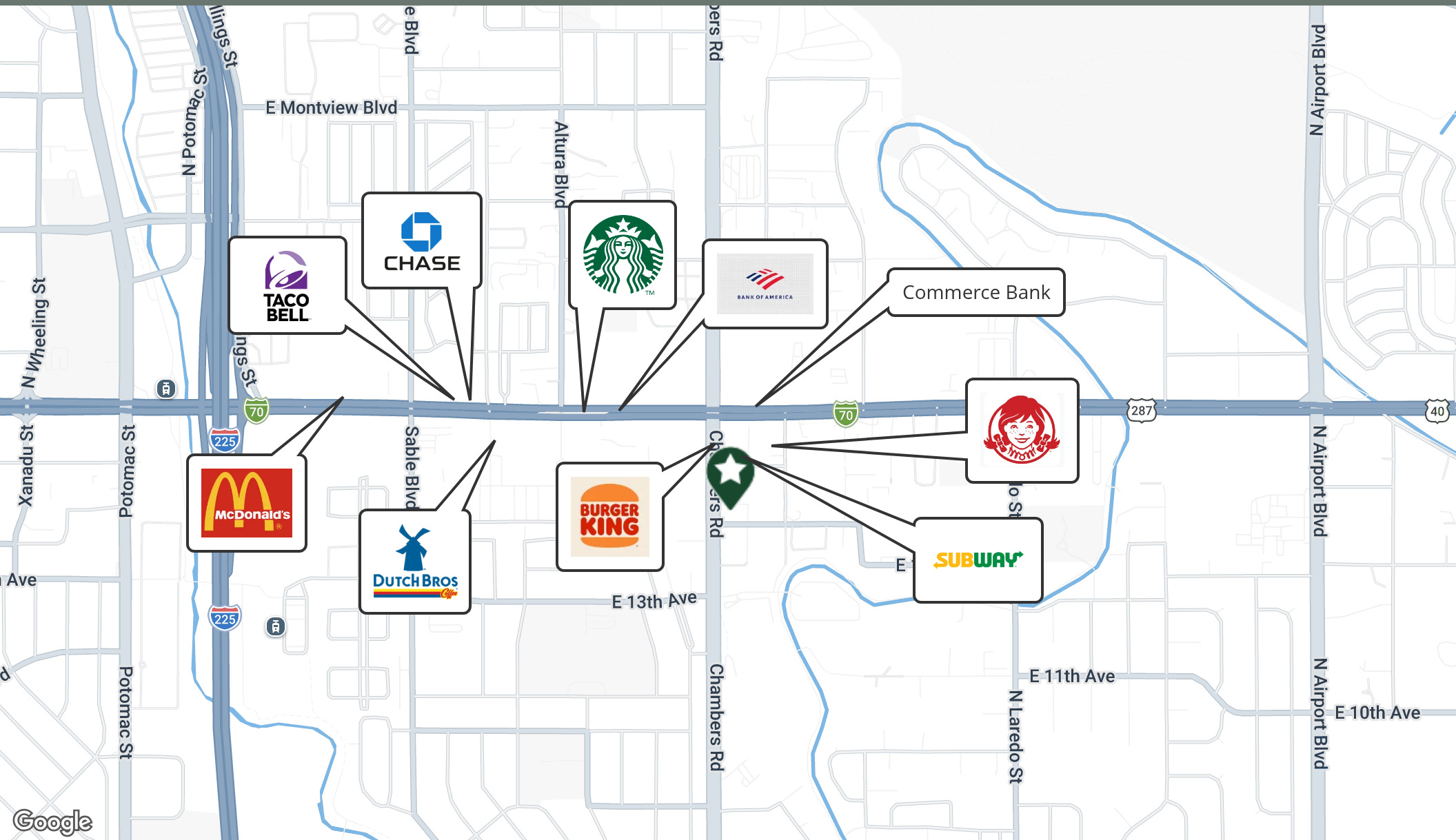
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LOCATION INFORMATION

Section 2



REGIONAL MAP



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DEMOGRAPHICS

Section 3

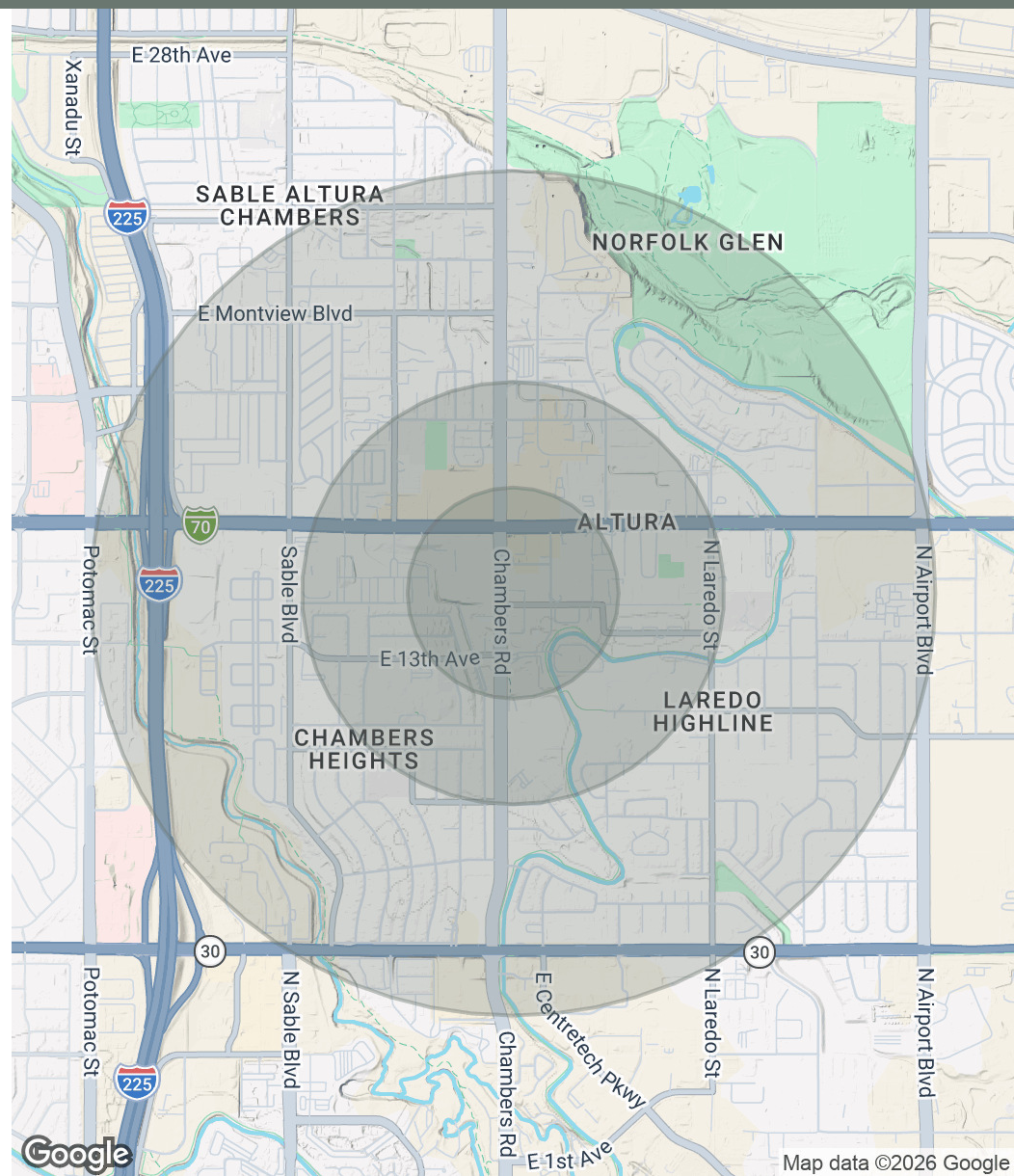


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,688	6,291	18,553
Average Age	31.5	32.0	33.5
Average Age (Male)	31.6	31.7	33.3
Average Age (Female)	35.1	34.9	35.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	609	2,161	6,404
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$66,536	\$73,019	\$77,262
Average House Value	\$231,692	\$226,228	\$250,914

2023 American Community Survey (ACS)



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ADVISOR BIOS

Section 4



MARKS' BIO



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PROFESSIONAL BACKGROUND

Amanda Weaver is a Commercial Broker focused on retail investments and landlord representation in the Denver Metro area. She graduated from the University of Wyoming with a degree in Business Management and has since managed multiple customer-facing teams in Retail and Tech, and has now focused her efforts on her passion of helping others achieve their real estate goals.

Amanda's commitment to providing exceptional customer service sets her apart, as she goes above and beyond to ensure her clients' satisfaction. With her strong interpersonal skills, attention to detail, and genuine passion for helping clients achieve their real estate goals, Amanda Weaver is an invaluable asset to any commercial real estate venture.

Outside of business hours, you can find Amanda either riding her horse, or spending time with her husband and two Alaskan Malamutes.

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