

Montview Plaza

9435 E MONTVIEW BOULEVARD | AURORA, CO 80010

**BLUE
WEST**
CAPITAL

RESTAURANT/RETAIL FOR LEASE



PROPERTY HIGHLIGHTS

- Prime retail location along Montview Boulevard with over 23k vehicles per day
- Join co-tenants Alpine Bank, Sploot Vet, Nana's Dim Sum & Dumplings, State Farm and Gochiso Japanese Restaurant
- Near Central Park, Stanley Marketplace, UHealth Anschutz Medical Campus and Children's Hospital

LANDLORD

TCR

TRAMMELL CROW
RESIDENTIAL

PROPERTY DETAILS

SPACE(S)	1,870 SF 2,500 SF 3,106 SF
LEASE RATE	Contact broker
PARKING	70 surface parking spaces
RESIDENTIAL	900 apartments surrounding
CITY/COUNTY	Aurora/Adams

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DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	30,090	159,951	434,026
AVG HH INCOME	\$128,969	\$134,893	\$129,350
BUSINESSES	732	5,158	16,802
DAYTIME POPULATION (EMPLOYEES)	4,652	73,113	224,892

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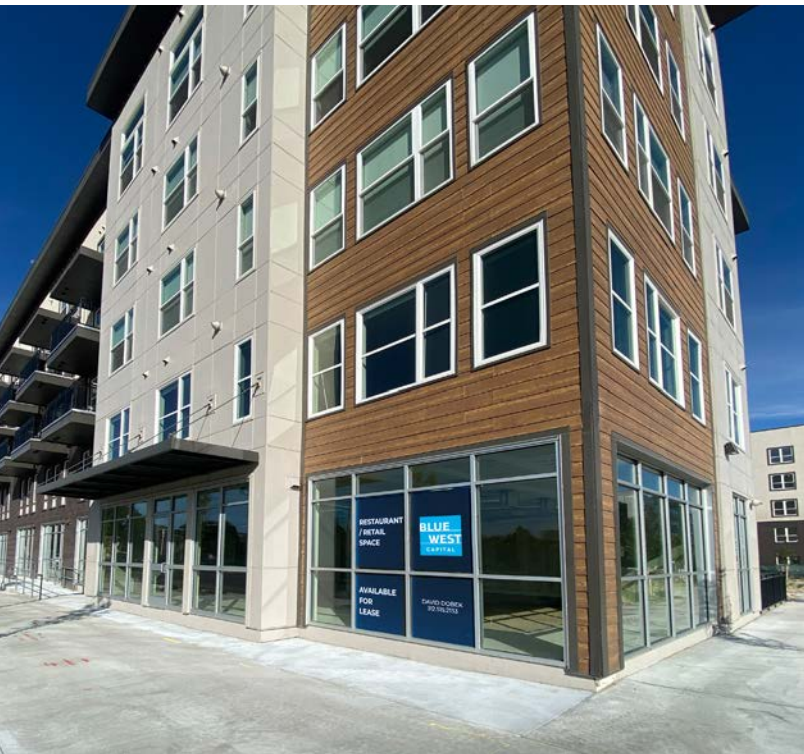


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BROKER DISCLOSURE

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All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

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