

SUB-LEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE

AURORA, CO

*Walgreens* #12024

± 14.5KSF + DT | \$195,000/yr, MG | Oct '36

15320 E HAMPDEN AVE

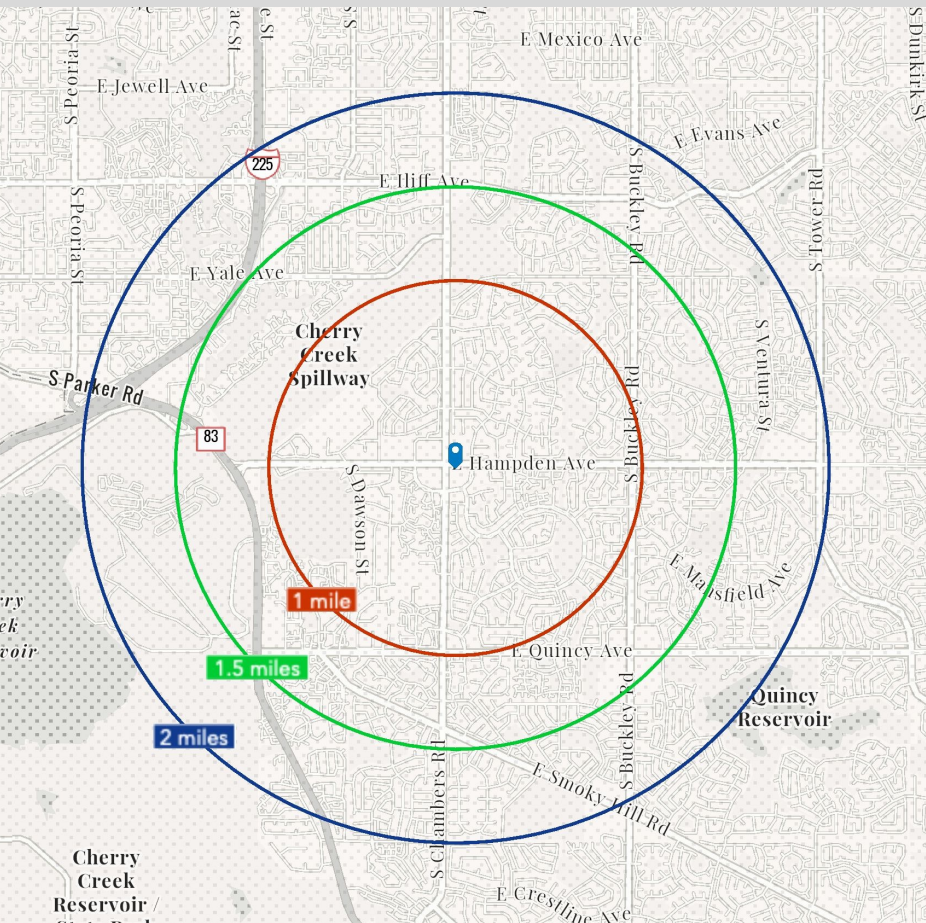


## Property Overview

- ✦ **Rent.** \$195,000/yr, Modified Gross\*  
\*(inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 10/31/36
- ✦ **Walgreens Premises.** ±14,820 SF + drive thru
- ✦ **Signage.** Building + shared monument
- ✦ **Intersection.** SEC of E Hampden & Chambers (~78K VPD)
- ✦ **Access.** RI/RO on E. Hampden & S. Chambers
- ✦ **Parking.** 29 spaces + shared
- ✦ **Year Built.** 2011
- ✦ **Zoning.** Mixed-Use Corridor MU-C – [Permitted Use Table](#)
- ✦ **Prohibited Uses.** Pharmacy

## Location Overview

- ✦ Hard corner outparcel to Mission Viejo Shopping Center
- ✦ High Traffic Counts (~78K VPD) & High Population Density (~71K within 2 miles)
- ✦ Nearby national retailers include Big Lots, Dollar Tree, Burger King, 7 Eleven, & Wells Fargo



'24 Estimates	1 mi radius	1.5 mi radius	2 mi radius
<b>Population</b>	<b>16,600</b>	<b>41,416</b>	<b>71,458</b>
<b>Households</b>	<b>6,156</b>	<b>16,760</b>	<b>29,203</b>
<b>Avg. HH Inc.</b>	<b>\$108,419</b>	<b>\$95,938</b>	<b>\$97,531</b>
<b>E Hampden Ave – Daily Traffic Count Estimate</b>			<b>40,360 VPD</b>
<b>S Chambers Ave – Daily Traffic Count Estimate</b>			<b>38,000 VPD</b>



Aurora, CO

15320 E Hampden Ave



S Chambers Rd - 38,000 VPD



E Hampden Ave - 40,360 VPD



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15320 E Hampden Ave



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SPEED  
LIMIT  
40

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# SUB-LEASE TERMS

SUGGESTED RENT\*

\$195,000/yr

*(inclusive of RET; R&M, insurance, utilities separate)*

TERM

10/31/36 *(Co-terminus with master lease)*

DELIVERY


*Walgreens*  
"As-Is"  
PHARMACY

OFFERS EVALUATED AS RECEIVED

*\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

## CONTACT

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