

HOFFMAN HEIGHTS - RETAIL/OFFICE STOREFRONT

618-750 Peoria St, Aurora, CO 80011

FOR LEASE



OFFERING SUMMARY

Available SF:	2,590 - 5,548
NNN	\$7.55/SF/YR
Lot Size:	13.49 Acres
Year Built:	1959
Building Size:	167,485 SF
Market:	Aurora
Traffic Count:	36,826

PROPERTY HIGHLIGHTS

- Anchored by USPS, Dollar Tree, Chocolatta Furniture, Family Dollar, and Humana Oak Street Health
- One mile from 2 major hospitals
- Busy, high traffic Peoria & 6th Ave trade area
- One mile from I-225
- Signalized intersection
- Great tenant mix - seeking, home decor, physical therapy, personal trainer/small gym, body sculpting, real estate office, adult daycare
- Two monument signs - one at Peoria St. and one at 6th Ave.
- Ample parking
- Across from Del Mar Park

CHARLES NUSBAUM

303.454.5420
cnusbaum@antonoff.com

CHRIS VINCENT

303.407.6388
chris@denverofficespace.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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660 Peoria exterior view looking south

LEASE INFORMATION

Lease Type: NNN (\$7.55)

Lease Term: Negotiable

Total Space: 2,590 - 5,548 SF

Lease Rate: \$16.00 SF/YR

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
660 Peoria St.	Available	4,800 SF	NNN	\$16.00 SF/yr	Open retail area, private office, ADA restroom and large storage area. (Western wear tenant expanded to 9,600 SF at 644 Peoria).
690 C-D Peoria St.	Available	2,590 SF	NNN	\$16.00 SF/yr	Former staffing company - lobby, conference room, offices/training room(s) and/or storage, 3 restrooms
690 E-F Peoria St.	Available	2,958 SF	NNN	\$16.00 SF/yr	Available September 2024. Former educational and adult daycare center. Open area, offices, break room, ADA restrooms and storage. Signage on 6th Ave.

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660 Peoria interior view looking north



690 Peoria E/F

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Exterior view looking north



West facing units along Peoria

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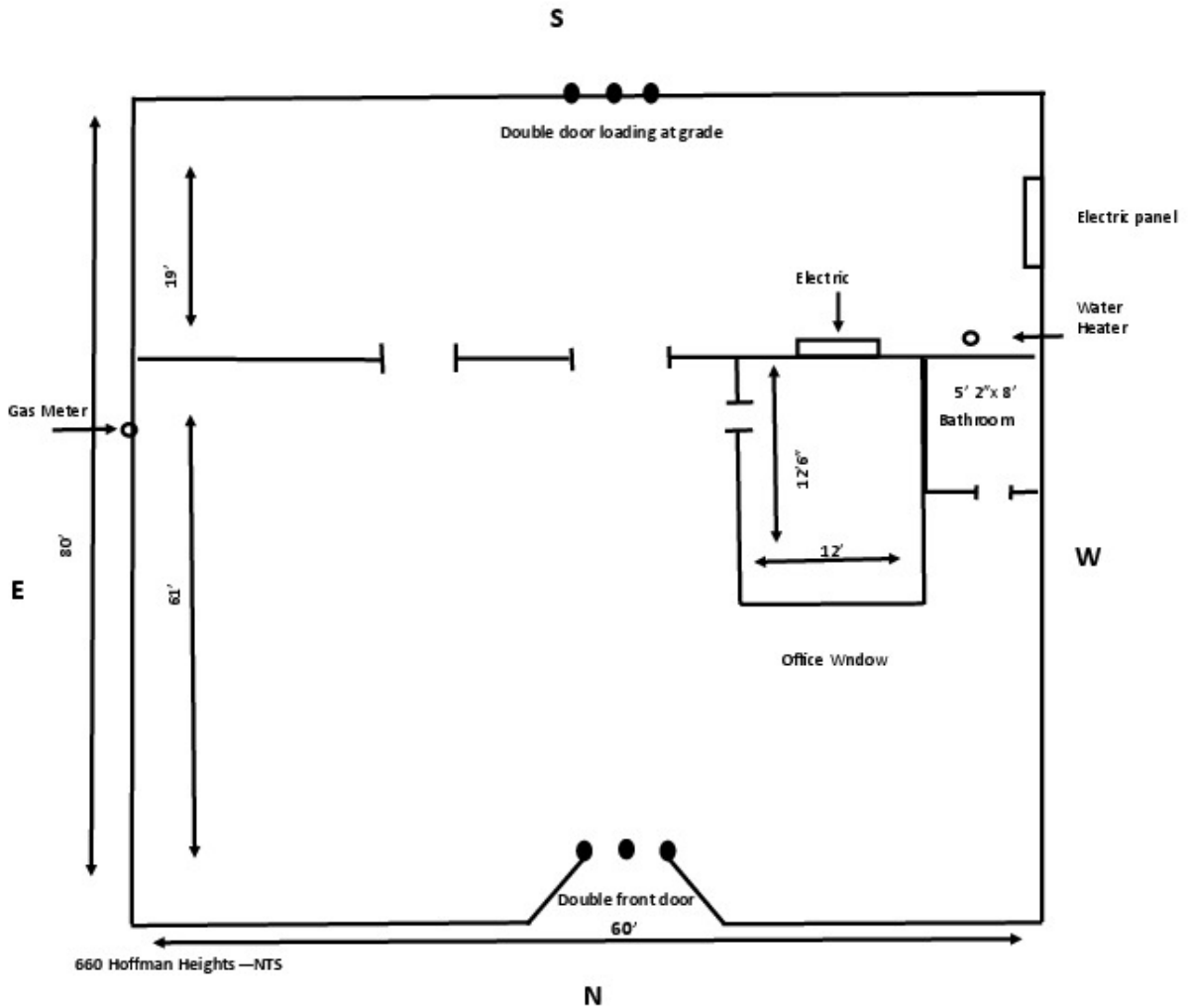
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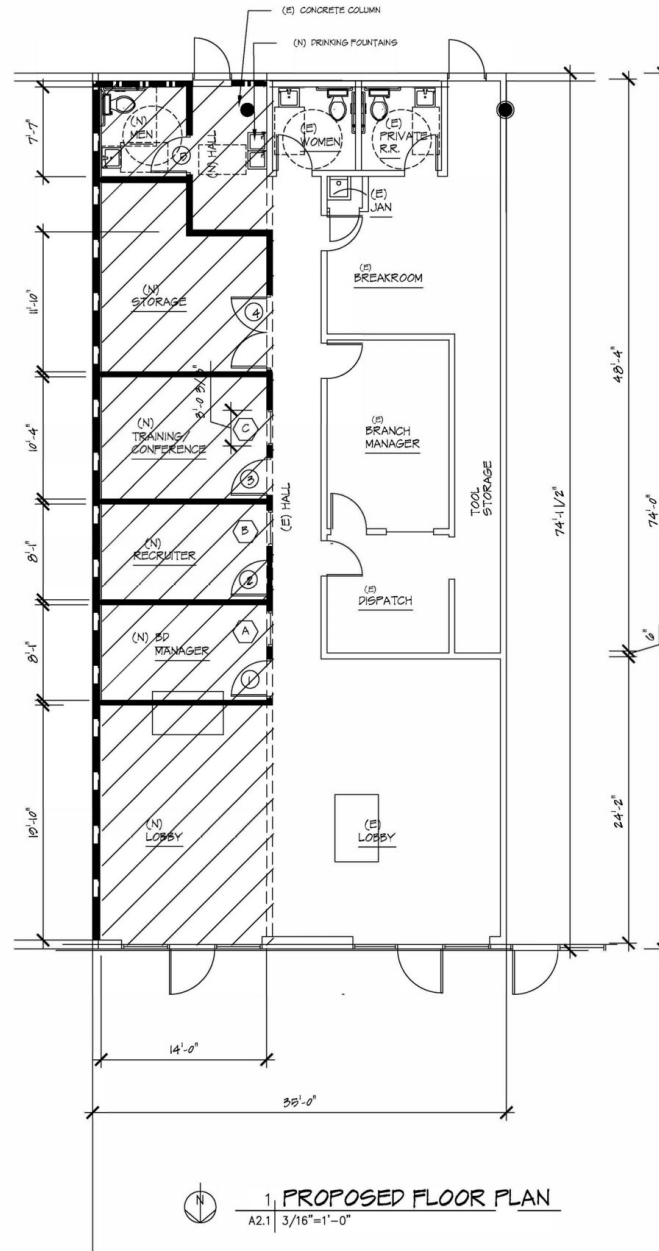
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690 C/D Peoria St.



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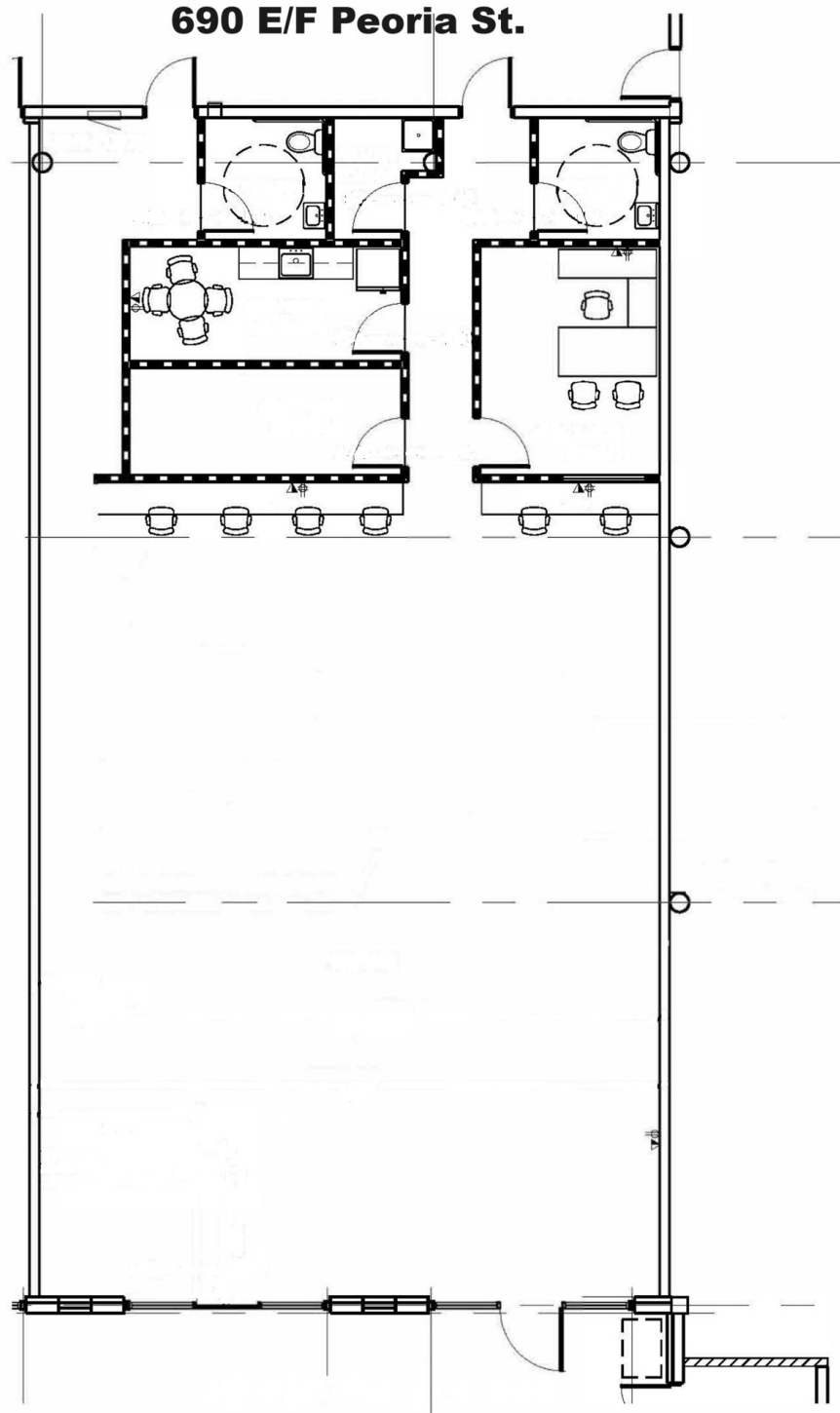
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Peoria St. Main entrance sign

6th Ave. sign

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Unit #	Tenant	SF
618	Wash Time Laundry	3,200
620	Family Dollar Stores	11,256
636 A	China Chef	1,300
636 B	Boost Mobile	1,100
636 C	Hoffman Heights Barber	900
638 A	All World Trust Services	1,000
638 B	AWTS	2,500
640	Zoe Beauty Supply	3,750
644	El Camello Western Wear	9,600
648	Pasteles Cisne	1,600
652	Pasteles Cisne	3,200
660	AVAILABLE	4,800
664	Nueva Era Salon	1,200
666	Natura Herbs and Vitamin	1,200
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672	Attorney Lee Balman	1,200
680	Pho Duy	2,400
690 A – B	Lucky Star Family Mart	2,680
690 C – D	AVAILABLE	2,590
690 E – F	AVAILABLE 9/2024	2,958
690 M	CSL Plasma	16,308
694	Nutritional Training	2,501
696	Chocolatta Furniture	16,825
710	Americo Watch Repair	600
712	Las Tortugas	1,800
714	Festival Dulcelandia Party Supply	1,600
716	La Madre Mexican Snack	1,600
718	5280 House Cleaning	1,600
720	Fiesta Insurance	1,200
722	Benny's Mart	1,200
724	Aurora Dental Group	3,300
728	Hoffman Heights Liquor	4,500
730	Hoffman Heights Liquor	5,018
736	Idea Forum	4,000
738 A	Dollar Tree	13,020
738 D	U.S. Postal Service	13,820
738 H	Del Mar Eye Care	1,920
738 J	Comunidad Latina, LLC	3,840
740	Humana Oak Street Health	10,500
746	Donuts	1,320
750	Nail's First	1,054

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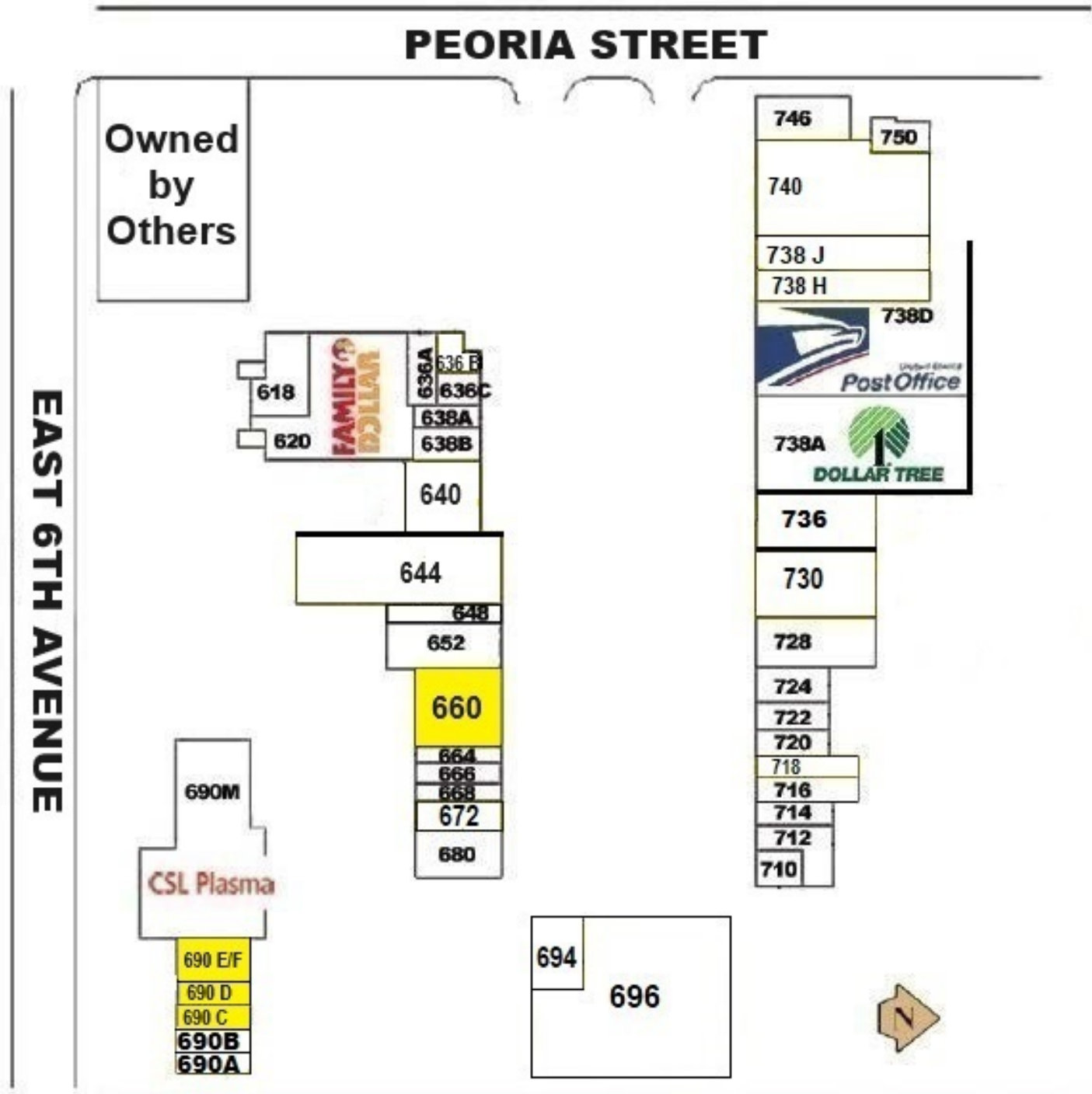
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The map shows the Hoffman Heights storefront area, outlined in red, located at the intersection of Peoria St and E 6th Ave. Surrounding businesses include GameStop, T-Mobile, Dollar Tree, United States Postal Service, City Donuts, Payless, Subway, King, T-Bank, Burger King, KeyBank, Family Dollar, Cricket Wireless, and Open House Colorado. A callout indicates 'COMING Q1 2024' near the storefront.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Total Population	21,696	198,985	445,642
2023 Average Household Income	\$75,674	\$75,558	\$89,320
Businesses	350	12,005	23,103
Employees	3,582	78,698	185,949

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT	
6th Ave. E of Potomac St.	45,094/vpd
E. 6th Ave. W of Peoria St	32,288/vpd
Peoria St. S of E. 6th Ave.	17,553/day

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

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or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord’s agent landlord’s transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker’s Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord’s agent or landlord’s transaction-broker, Tenant is a customer. When Broker is not the landlord’s agent or landlord’s transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker’s disclosure of Tenant’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN’S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm’s Name: Antonoff & Co. Brokerage Inc

Charles Nusbaum 02/06/2024
Broker Antonoff & Co. Brokerage, Inc.
By Charles Nusbaum