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TOWER
REALTY PARTNERS

FOR LEASE

**22650 E HINSDALE,
AURORA, C, 80016**





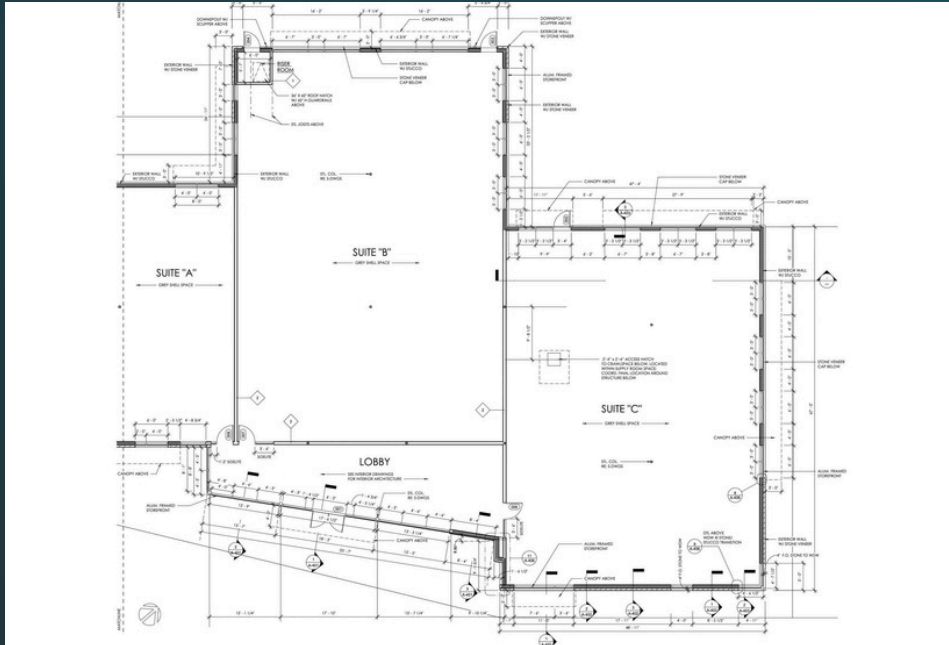
PROPERTY OVERVIEW

This brand-new building offers a unique opportunity to join a thriving professional hub. The property features two existing anchor tenants providing built-in foot traffic and complementary services — creating natural synergy for the right neighbor. The available center suite is a blank slate, ready for build-out to suit your business's exact needs.

Located in a high-growth area with strong demographics, this is a prime location for any professional or service business looking to benefit from an established, high-performing environment. Tap into an affluent customer base with average household incomes in the \$141,000–\$170,000 range within a 3-mile radius.

Co-locate within a brand-new (2024), purpose-built professional office building designed for client traffic and business synergy. The shell condition allows for 100% custom build-out of your floorplan, systems, and infrastructure — perfectly tailored to your operation. Ideal for professional services, specialty retail, wellness, or any client-facing business ready to hit the ground running in a turnkey environment."



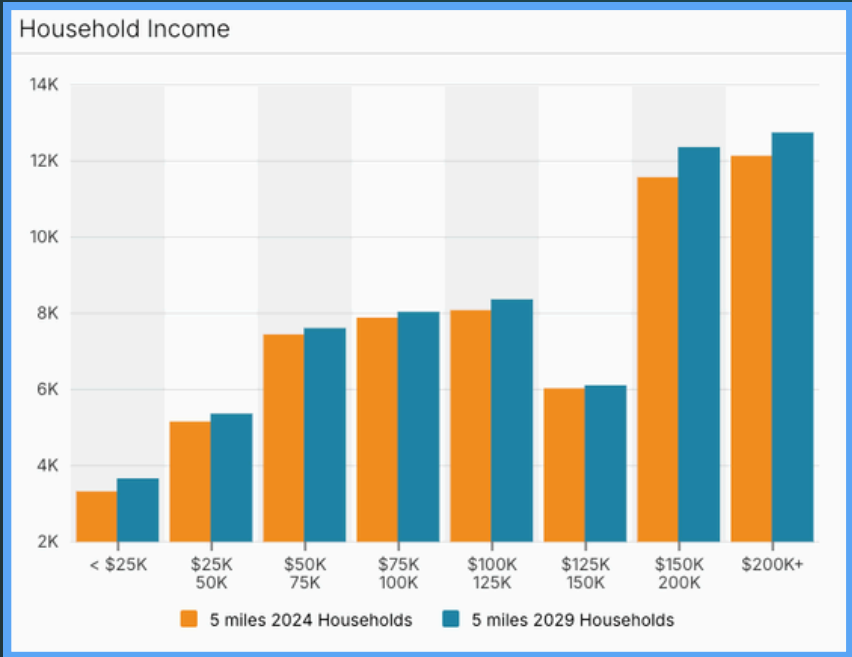


Suite B

- 11,000 SF, Single-Story Medical Office Building
- Approx. 3,500 SF available for lease
- New construction (2024 build)
- Mid-\$30s / SF NNN (Annual)
- \$14/SF NNN Expense (Est)
- Shell Condition (Ready for Build-Out)
- Built-in referral potential with established neighbors
- High-value clientele within 3-mile radius



DEMOGRAPHICS



Population

	2 miles	5 miles
2020 Population	32,858	172,078
2024 Population	34,724	179,669
2029 Population Projection	35,875	186,834
Annual Growth 2020-2024	1.4%	1.1%
Annual Growth 2024-2029	0.7%	0.8%
Median Age	43.5	39
Bachelor's Degree or Higher	52%	49%
U.S. Armed Forces	107	745

Households

	2 miles	5 miles
2020 Households	11,933	58,940
2024 Households	12,622	61,403
2029 Household Projection	13,056	64,034
Annual Growth 2020-2024	2.1%	1.9%
Annual Growth 2024-2029	0.7%	0.9%
Owner Occupied Households	10,277	49,916
Renter Occupied Households	2,779	14,118
Avg Household Size	2.7	2.9
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$581.4M	\$2.8B

Traffic

Collection Street	Cross Street	Traffic Volume
GARTRELL RD	E Hinsdale Ave SW	13,591
S Gartrell Rd	E Hinsdale Ave SW	13,653
S Gartrell Rd	E Dry Creek Rd NW	7,817
State Hwy 470	S Gartrell Rd SW	1,372
State Hwy 470	S Gartrell Rd E	4,014
S Gartrell Rd	State Hwy 470 W	1,486
S Gartrell Rd	E Easter Ave N	13,699
State Hwy 470	S Gartrell Rd NE	3,611
S Gartrell Rd	Hwy 470 NW	9,541
S Gartrell Rd	State Hwy 470 NW	12,245

Consumer Spending Details

Radius	2 miles			5 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All						
Apparel	\$26,779,106	\$2,122	\$771	\$134,428,229	\$2,189	\$748
Entertainment, Hobbies & P...	\$87,007,871	\$6,893	\$2,506	\$412,322,681	\$6,715	\$2,295
Food & Alcohol	\$143,370,255	\$11,359	\$4,129	\$699,388,967	\$11,390	\$3,893
Household	\$107,627,557	\$8,527	\$3,100	\$493,707,119	\$8,040	\$2,748
Transportation & Maintena...	\$141,665,479	\$11,224	\$4,080	\$703,190,170	\$11,452	\$3,914
Health Care	\$27,624,785	\$2,189	\$796	\$125,271,287	\$2,040	\$697
Education & Daycare	\$47,278,071	\$3,746	\$1,362	\$216,337,270	\$3,523	\$1,204
Total Specified Consumer ...	\$581,353,124	\$46,059	\$16,742	\$2,784,645,723	\$45,350	\$15,499