

# AURORA PLAZA

15001-15293 E. MISSISSIPPI AVE.

AURORA, COLORADO 80012



# DEPAUL

Real Estate Advisors

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Broker

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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

<b>LOCATION</b>	15001-15293 E. Mississippi Ave. Aurora, CO 80012	
<b>PROPERTY TYPE</b>	Neighborhood Retail Center	
<b>AVAILABLE SPACE</b>	Unit 15051	2,263 SF
	Unit 15081A	2,393 SF
	Unit 15141	17,766 SF
	Unit 15241	7,032 SF
<b>LEASE RATE</b>	Contact broker	
<b>LEASE TYPE</b>	NNN	
<b>ESTIMATED NNN EXPENSES</b>	\$6.25 PSF	
<b>PARKING</b>	300 Surface Spaces	

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2023 EST. POPULATION</b>	23,802	165,382	396,594
<b>AVERAGE HH INCOME</b>	\$75,802	\$79,386	\$81,845
<b>DAYTIME EMPLOYEES</b>	12,915	53,653	129,065
<b>BUSINESSES</b>	851	5,761	18,293

## TRAFFIC COUNTS

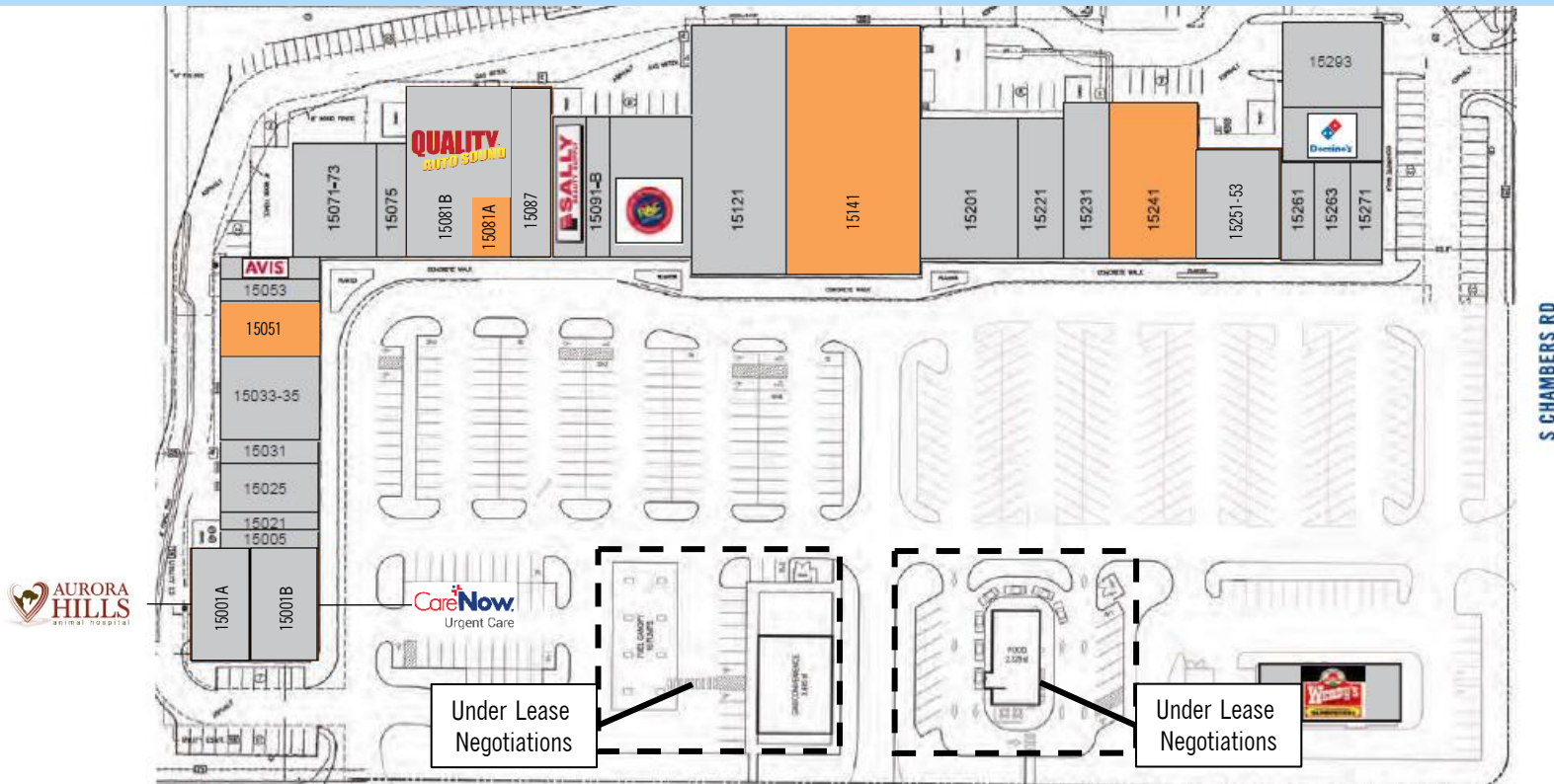


<b>S CHAMBERS RD NORTH OF E MISSISSIPPI AVE</b>	40,847 VPD
<b>S CHAMBERS ROAD SOUTH OF E MISSISSIPPI AVE</b>	36,763 VPD
<b>E MISSISSIPPI AVE WEST OF S CHAMBERS RD</b>	38,839 VPD
<b>E MISSISSIPPI AVE EAST OF S CHAMBERS RD</b>	33,376 VPD

- Exceptional frontage along E. Mississippi Ave. and S. Chambers Rd.
- Located at signalized intersection with four access points.
- Desired Uses: Grocer, Urgent Care, Auto Parts, Pet Supply, Medical Office and Restaurants

- New Ownership Group with improvements underway: Roof Repairs, New Rooftop HVAC Privacy Screening, Parking Field Crack Fill, Seal and Stripe, and Plaza Painting

# SITE PLAN

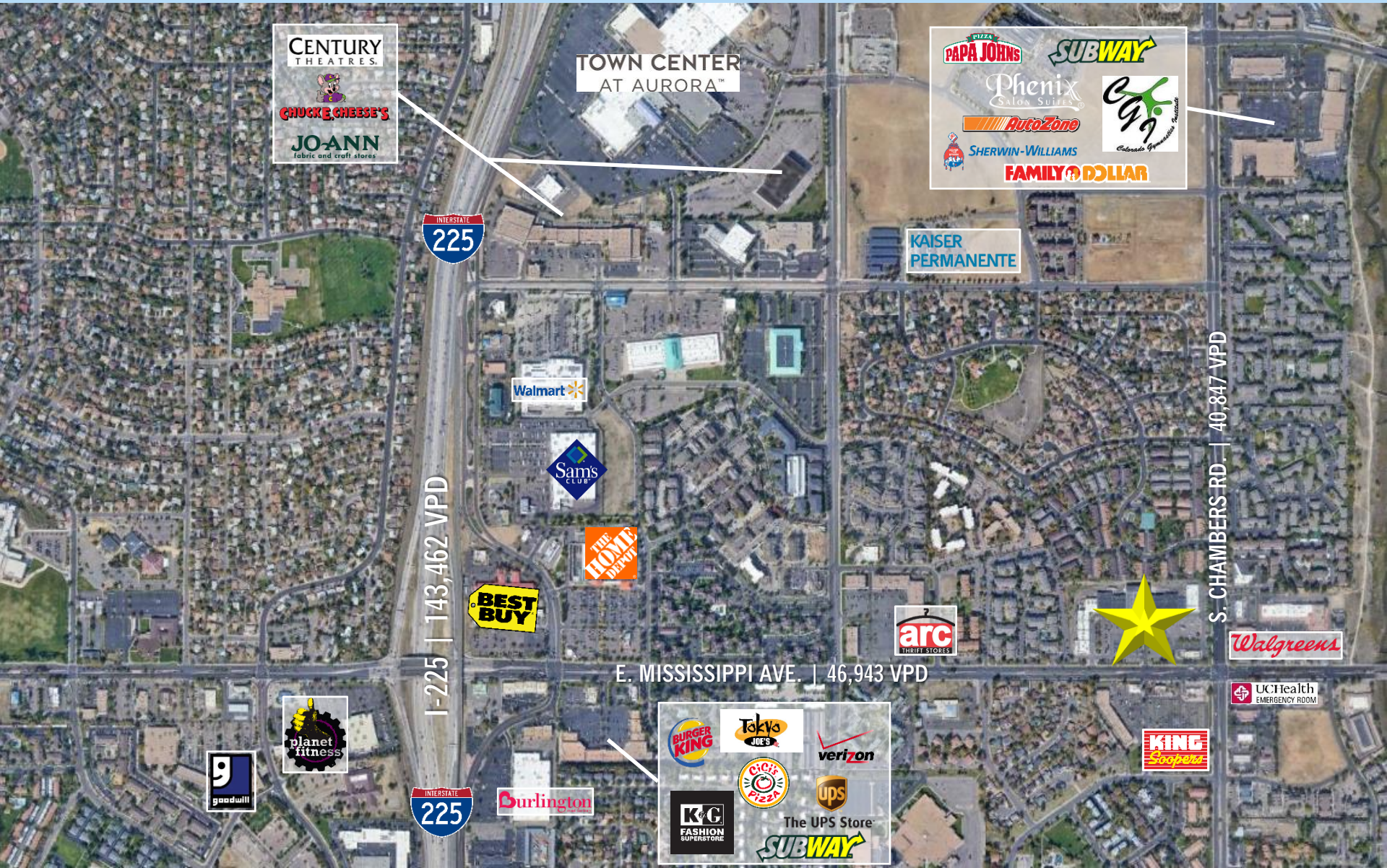


Under Lease Negotiations

Under Lease Negotiations

UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
15001A	Aurora Hills Animal Hospital	3,600	15055	BMT Hair & Nails	1,209	15093	Rent-A-Center	6,500	15261	Reptile Shop	1,493
15001B	CareNow Urgent Care	3,600	15071-73	AVIS Car Rental	1,352	15121	Hero Dental	10,330	15263	Boost Mobile	1,245
15005	Ms. Lillie's Beauty Salon	1,240	15075	The Book Niche	1,840	15141	AVAILABLE	17,766	15271	L.A. Insurance	1,989
15021	Tortisimas	1,140	15081A	AVAILABLE	2,393	15201	Nickel-A-Play	5,887	15281-83	Domino's Pizza	2,415
15025	Lendmark Financial	2,380	15081B	Quality Auto Sound	5,392	15221	International Man	4,380	15293	Ken's Auto Service	4,900
15031	EyeBrow Threading	1,404	15087	WaveMax Laundry	4,080	15231	Continental Cleaners	3,297	15297	Wendy's	4,200
15033-35	Kid to Kid	3,402	15091A	Sally Beauty Supply	1,892	15241	AVAILABLE	7,032	Lot 1	AT LEASE	35,286
15051	AVAILABLE	2,263	15091B	Kolfe Market	1,391	15251-53	Denver Carom Cafe	4,826	Lot 2	AT LEASE	31,104

# AERIAL



CENTURY THEATRES.  
CHUCK E. CHEESE'S  
JO-ANN fabric and craft stores

TOWN CENTER AT AURORA™

PAPA JOHN'S SUBWAY  
Phenix Salon Suites  
AutoZone  
SHERWIN-WILLIAMS  
FAMILY DOLLAR



KAISER PERMANENTE

I-225 | 143,462 VPD

Walmart

SAM'S CLUB

THE HOME DEPOT

BEST BUY

arc

S. CHAMBERS RD. | 40,847 VPD

E. MISSISSIPPI AVE. | 46,943 VPD

9 goodwill

planet fitness

Burlington

BURGER KING  
TAKYO JOES  
verizon  
CICIS PIZZA  
ups  
The UPS Store  
KFC FASHION SUPERSTORE  
SUBWAY

Walgreens

UCHealth EMERGENCY ROOM

KING Scoopers

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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.

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### **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:

\_\_\_\_\_

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

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: \_\_\_\_\_



\_\_\_\_\_  
Broker