

# Former Texas Roadhouse

14200 E Iliff Ave | Aurora, CO 80014



**FOR LEASE**

## AVAILABLE

7,656 SF

## RATE

\$150,000/yr.

## NNN

Tenant to maintain the lot and the building. Insurance and taxes payable monthly.

## ABOUT THE PROPERTY

- Former Texas Roadhouse
- Adjacent to 316 newly constructed apartment homes
- Across from the Iliff Light Rail Station, providing service on the H and R lines with trains arriving every 15 to 30 minutes throughout the day.
- Just 4.9 miles from the nationally acclaimed 2.2 million square foot Anschutz Medical Campus — home to the VA Hospital, Children's Hospital Colorado, and UCHealth facilities.

## TRAFFIC COUNTS

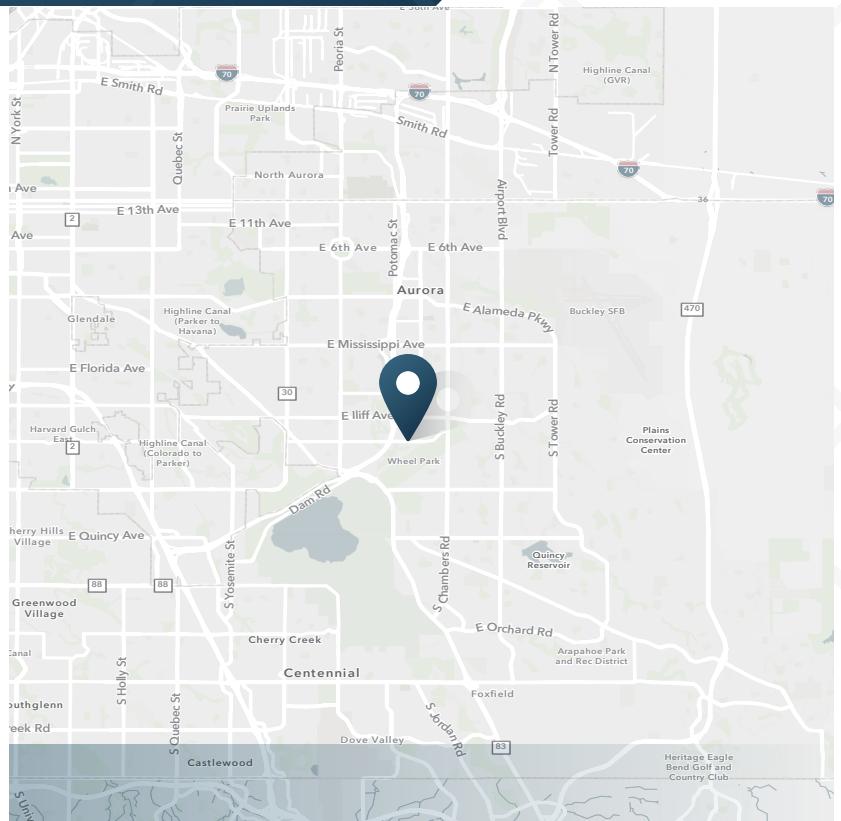
E Iliff Ave

56,396 VPD

S Blackhawk St

7,700 VPD

Year: 2024 | Source: DRCOG



## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	21,367	177,884	412,701
Daytime Population	17,852	145,995	343,801
Avg. Household Income	\$85,418	\$98,006	\$108,644
Estimated Households	9,937	71,542	164,077

Year: 2024 | Source: Esri

## CONTACT

**Tami Lord** | 303.390.5244 | [tami.lord@srsre.com](mailto:tami.lord@srsre.com)

**Tony Pierangeli** | 303.390.5257 | [tony.pierangeli@srsre.com](mailto:tony.pierangeli@srsre.com)

# Former Texas Roadhouse

14200 E Iliff Ave | Aurora, CO 80014



## Trade Area

## Aurora, CO





**SRS**

**SRS Real Estate Partners**  
1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

**Tami Lord**  
303.390.5244  
tami.lord@srsre.com

**Tony Pierangeli**  
303.390.5257  
tony.pierangeli@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.