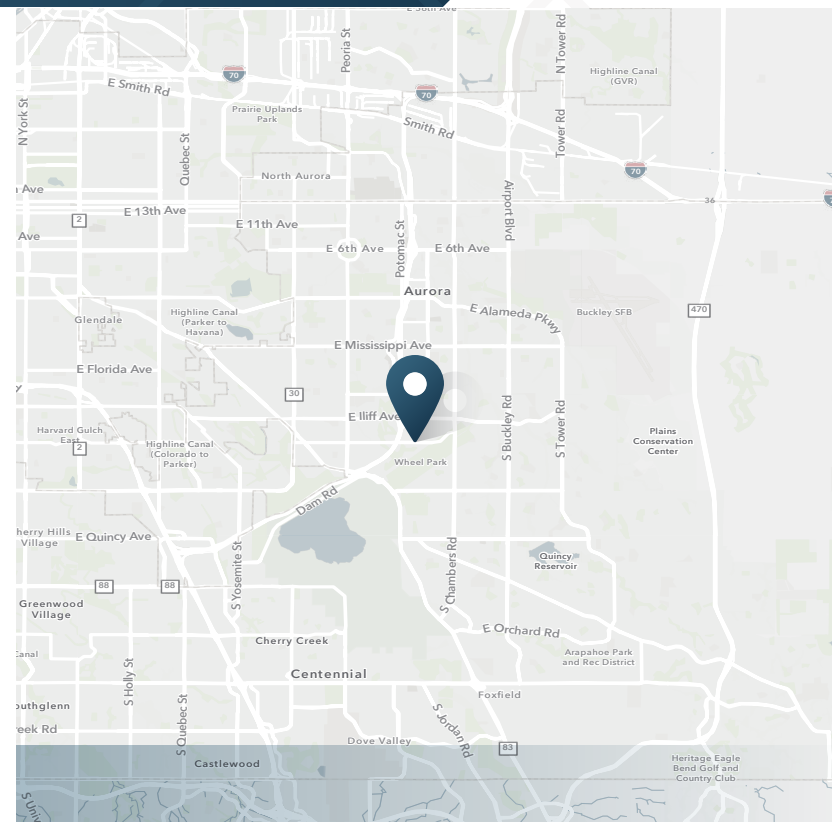


Former Texas Roadhouse

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 UCHHealth 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

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