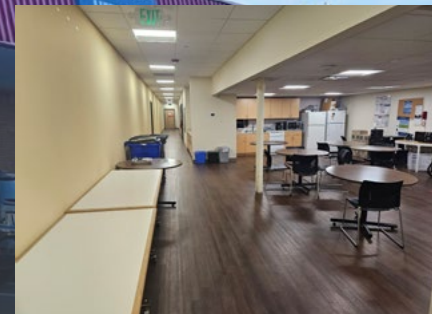


FOR LEASE
TURNKEY DENTAL
& MEDICAL OFFICE

AURORA HEALTH & WELLNESS PLAZA

10680 DEL MAR PARKWAY
AURORA, COLORADO 80010

DEMISABLE | MEDICAL/DENTAL INFRASTRUCTURE IN PLACE



PLEASE CONTACT

RAY ROSADO, CCIM

Principal

720.209.5546

rrosado@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

10680 DEL MAR PARKWAY

AURORA, COLORADO 80010

LEASE RATE	CONTACT BROKER
SUITE SIZE	19,400 SF
DEMISABLE	East space: 12,700 SF; West space: 6,700 SF
LOT SIZE	3.35 Acres
ZONING	B-1
PARKING	200 Total spaces (5.3 : 1,000 SF)
AVAILABLE	Q1 2026
YEAR BUILT	1960



PROPERTY HIGHLIGHTS

- Demisable space can be leased entirely or in part
- Turnkey medical space with exam rooms and waiting area
- Dental office infrastructure in west space
- Center anchor space with tons of parking
- Densely populated Aurora CO neighborhood
- Strong visibility and access with 6 entry points



72 Walk Score
VERY WALKABLE



41 Transit Score
SOME TRANSIT

FLOOR PLAN

EAST



WEST

Dental infrastructure in place

FOR LEASE | DEMISABLE DENTAL/MEDICAL OFFICE
10680 DEL MAR PARKWAY

AURORA, COLORADO 80010



DEMOGRAPHICS

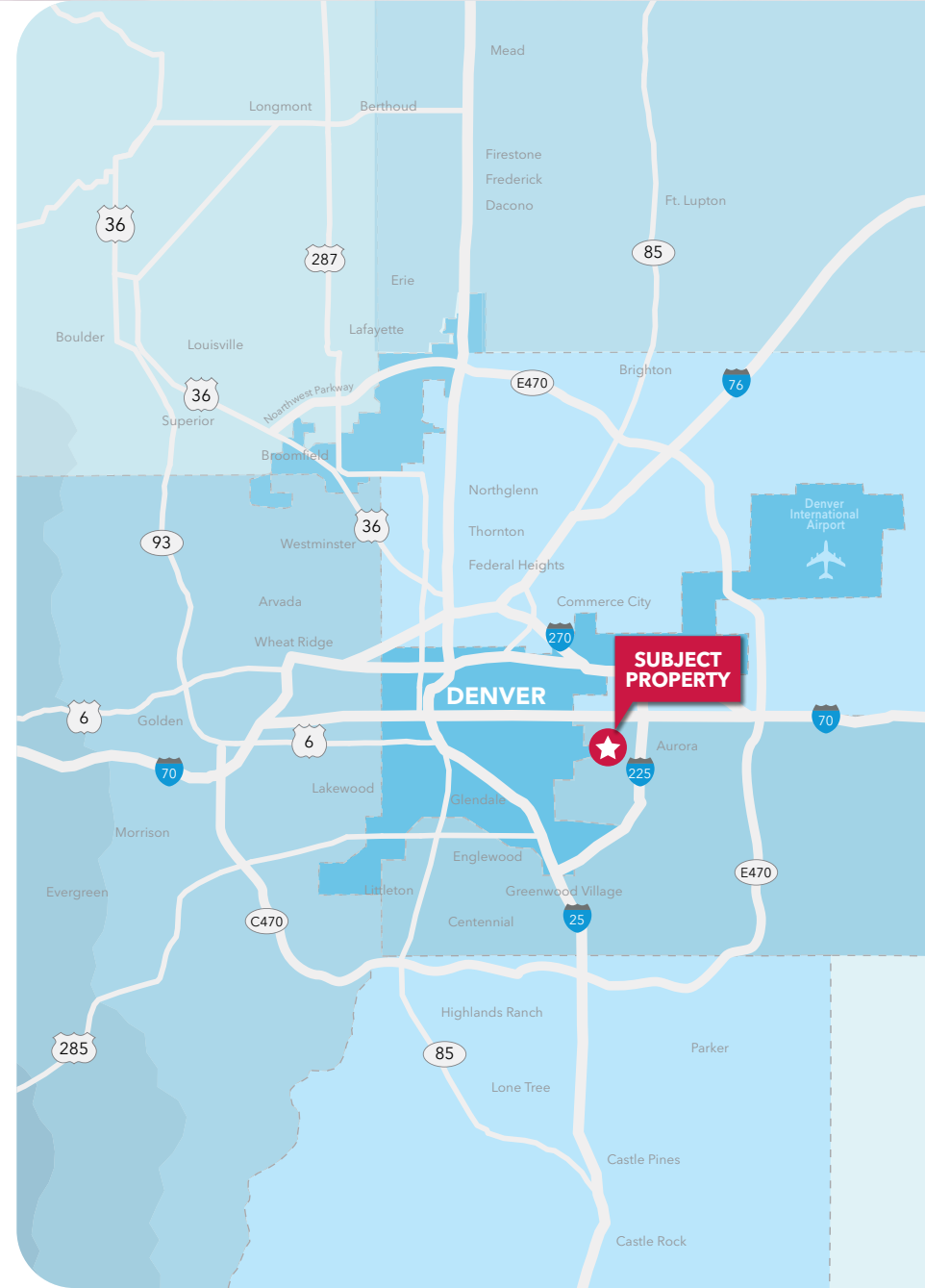


CoStar 2024	1 Mile	3 Miles	5 Miles
Current Population	27,186	188,166	451,065
Daytime Population	4,959	72,474	241,569
Number of Businesses	797	12,824	31,296
Number of Households	9,253	72,129	182,240
Average Household Income	\$67,710	\$91,999	\$96,882
Median Home Value	\$368,878	\$440,442	\$457,660

TRAFFIC COUNTS



CoStar 2025	Cross Street	Traffic Volume
Havana Street	E 10th Avenue N	22,878
Havana Street	E 6th Avenue S	21,359
Del Mar Parkway	Hanover Street E	5,300
E 11th Avenue	Jamaica Street E	4,746
Del Mar Parkway	Hanover Street E	4,607



FOR LEASE
TURNKEY DENTAL
& MEDICAL OFFICE

AURORA HEALTH & WELLNESS PLAZA
10680 DEL MAR PARKWAY
AURORA, COLORADO 80010



RAY ROSADO, CCIM
Principal
720.209.5546
rosado@lee-associates.com

Lee & Associates
2000 S Colorado Blvd,
Suite 380, Tower II
Denver, Colorado 80222
lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. All pricing information reflects estimated total occupancy costs based on currently available data and may vary depending on tenant usage, lease structure, and negotiated terms.