

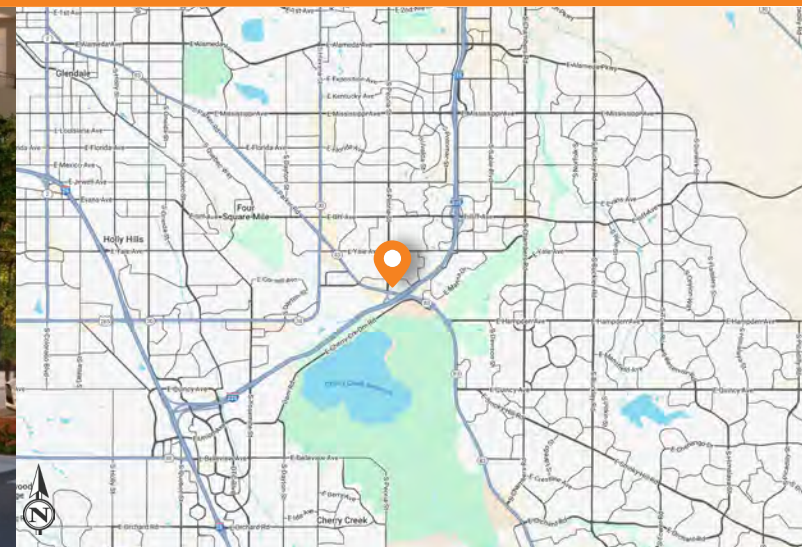
TEMPO AT NINE MILE STATION

12150 E DARTMOUTH AVE - AURORA, CO



SITE

FOR LEASE



AVAILABLE
1,200 - 1,892 SF

PROPERTY HIGHLIGHTS

- Coming Soon: Milano Nails and Haraz Coffee House.
- Join King Soopers, IHOP, Keybank, and others at the busy intersection of Parker Road & Peoria Street.
- Signage available on Parker Road.

NEARBY RETAILERS



TRAFFIC COUNTS

On Parker Rd at Peoria St 57,045 CPD

On I-225 at Parker Rd 170,638 CPD

Source: CDOT 2026

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,293	145,873	413,397
AVERAGE HH INCOME	\$97,198	\$114,022	\$126,982
BUSINESSES	1,448	7,377	24,267
EMPLOYEES	13,668	54,545	235,681

Source: Applied Geographic Solutions, 2026 Estimates

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The floor plan shows a large rectangular area on the right side of the second floor, outlined in orange and filled with blue diagonal hatching. This area is labeled "AVAILABLE" in large, bold, black capital letters, with "1,200 - 1,892 SF" written below it. To the left of this area is a green square labeled "H&R BLOCK". Below the green square is a row of rooms, including two labeled "OFFICE", a "RESTROOM", and another "OFFICE". A staircase is located between the available space and the row of rooms. The plan also shows various walls, doors, and structural elements like columns and beams.

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.



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