

**Colorado
Retail
Services**

NEC CHAMBERS & ILIFF FORMER WALGREEN'S

15301 E. Iliff Avenue, Aurora, CO 80013

PAD SITES AVAILABLE OR BUILDING AVAILABLE FOR REUSE



FOR SALE, LEASE, AND GROUND LEASE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com
Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com
Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com



SITE BREAK DOWN

LAND SIZE

0.50-1.62 Acres

(Owner will subdivide and deliver pads)

BUILDING SIZE

14,176 SF

PRICING

Call Broker

ZONING

MU-C ([CLICK HERE](#))

CITY / COUNTY

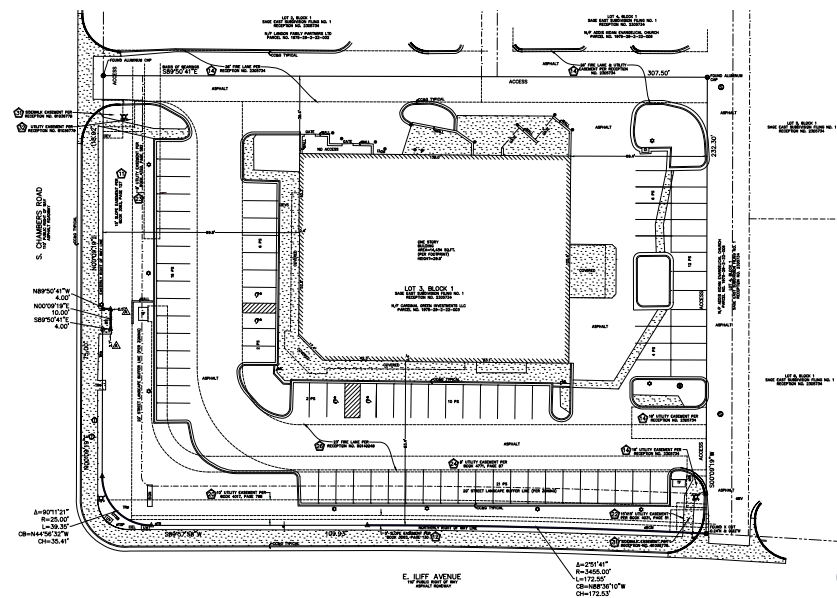
Aurora / Arapahoe



PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Located next to Carls Jr. and adjacent to Chase Bank, Chipotle and Walmart Neighborhood Center
- Rare pad and lease opportunity on Iliff at one of the highest trafficked intersections in Aurora
- Zoned MU-C which permits the following uses...
 - Retail Sales & Services: General retail, grocery stores, pharmacies, specialty shops, and personal service establishments (e.g., hair salons, dry cleaners, repair shops)
 - Restaurants & Food Services: Restaurants, cafes, bakeries, and coffee shops (including drive-thrus, subject to design standards)
 - Offices & Professional Services: General business offices, corporate offices, financial institutions/banks, administrative centers
 - Medical & Healthcare: Medical and dental clinics, urgent care facilities, outpatient care centers



TRAFFIC COUNTS

Year: 2025 / Source: CoStar

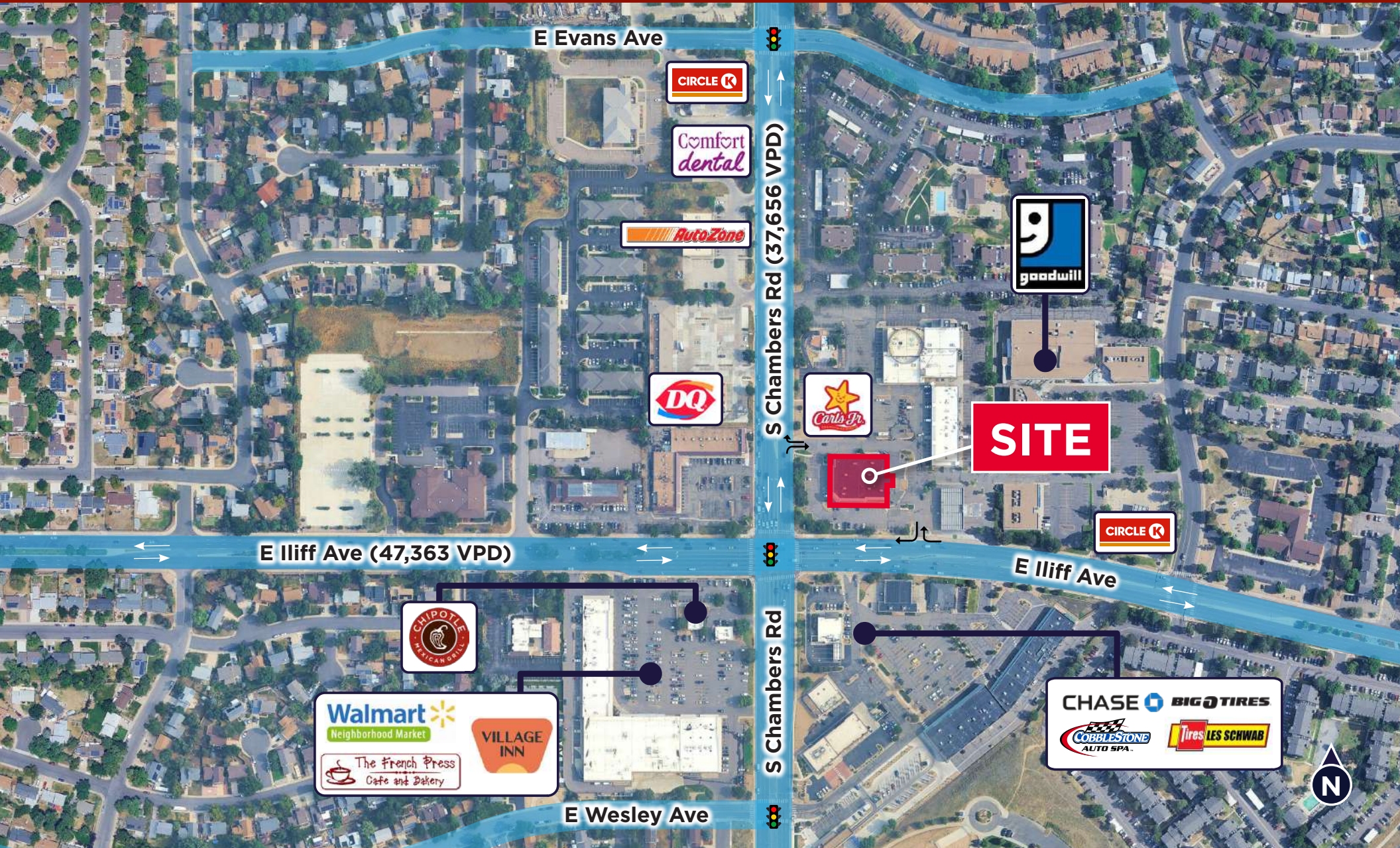
Street	Counts
Chambers	37,656 VPD
Iliff	47,363 VPD

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AERIAL MAP



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TRADE AREA



DEMOGRAPHIC HIGHLIGHTS

1 MILE

19,615	5,165	\$99,560	7,380
Population	Total Daytime Employment	Average Household Income	Total Households

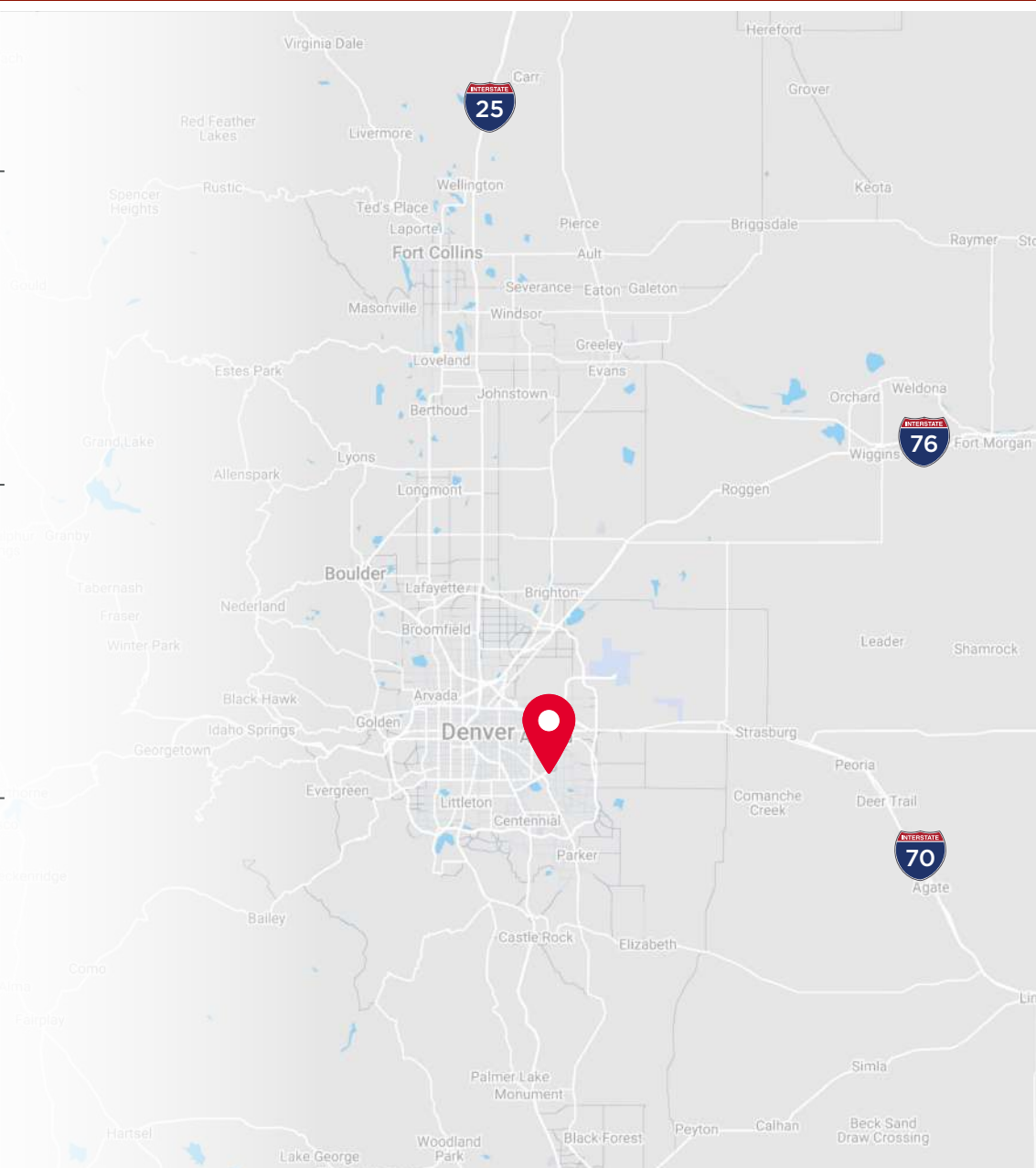
3 MILES

178,574	56,014	\$100,815	69,105
Population	Total Daytime Employment	Average Household Income	Total Households

5 MILES

392,227	115,575	\$104,463	151,719
Population	Total Daytime Employment	Average Household Income	Total Households

Source: ESRI



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.