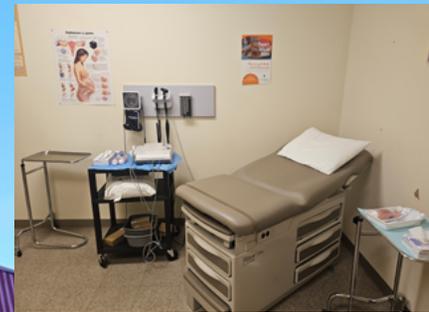


FOR LEASE
MEDICAL
OFFICE

AURORA HEALTH & WELLNESS PLAZA

10680 DEL MAR PARKWAY
AURORA, COLORADO 80010

BUILT OUT FOR MEDICAL OFFICE USE!



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
NNN	\$8.35/SF
SUITE SIZE	19,400 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

- Turn key medical space with exam rooms and waiting area
- Center anchor space with tons of parking
- Densely populated Aurora CO neighborhood
- Strong visibility and access with 6 entry points

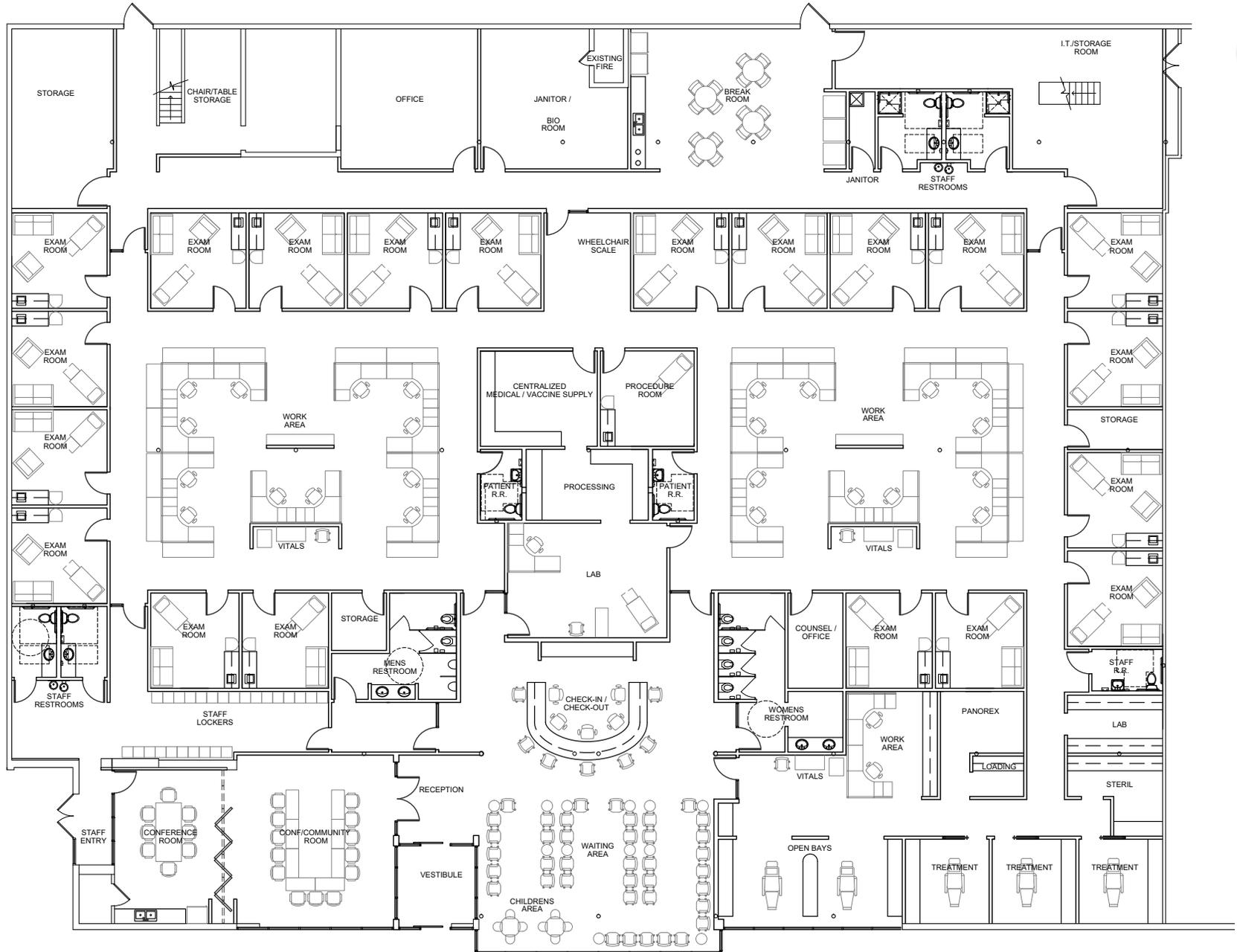


72 Walk Score
VERY WALKABLE



41 Transit Score
SOME TRANSIT

FLOOR PLAN





DEMOGRAPHICS

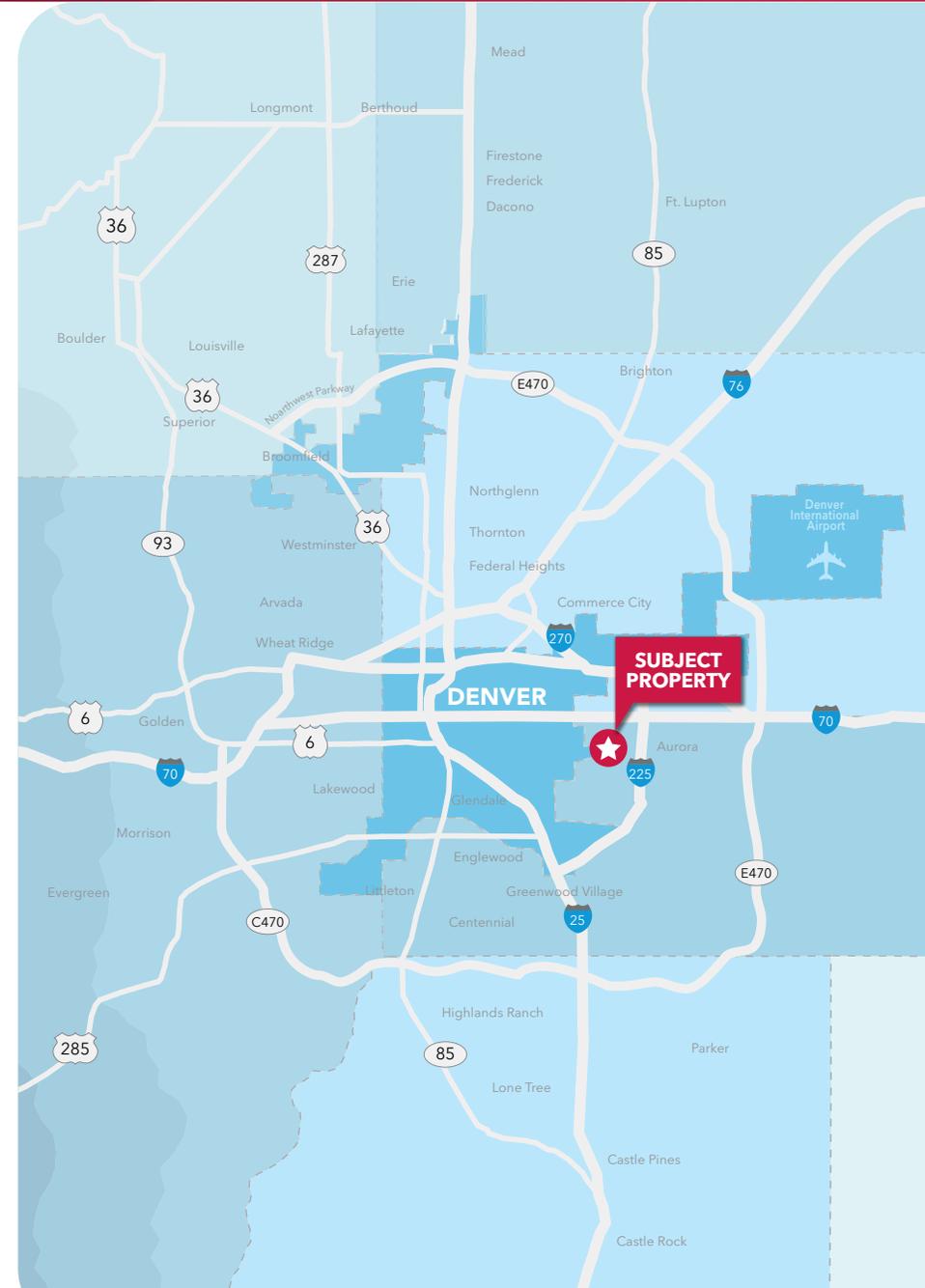


CoStar 2024	1 Mile	3 Miles	5 Miles
Current Population	27,186	188,166	451,065
Daytime Population	4,959	72,474	241,569
Number of Businesses	797	12,824	31,296
Number of Households	9,253	72,129	182,240
Average Household Income	\$67,710	\$91,999	\$96,882
Median Home Value	\$368,878	\$440,442	\$457,660

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



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