

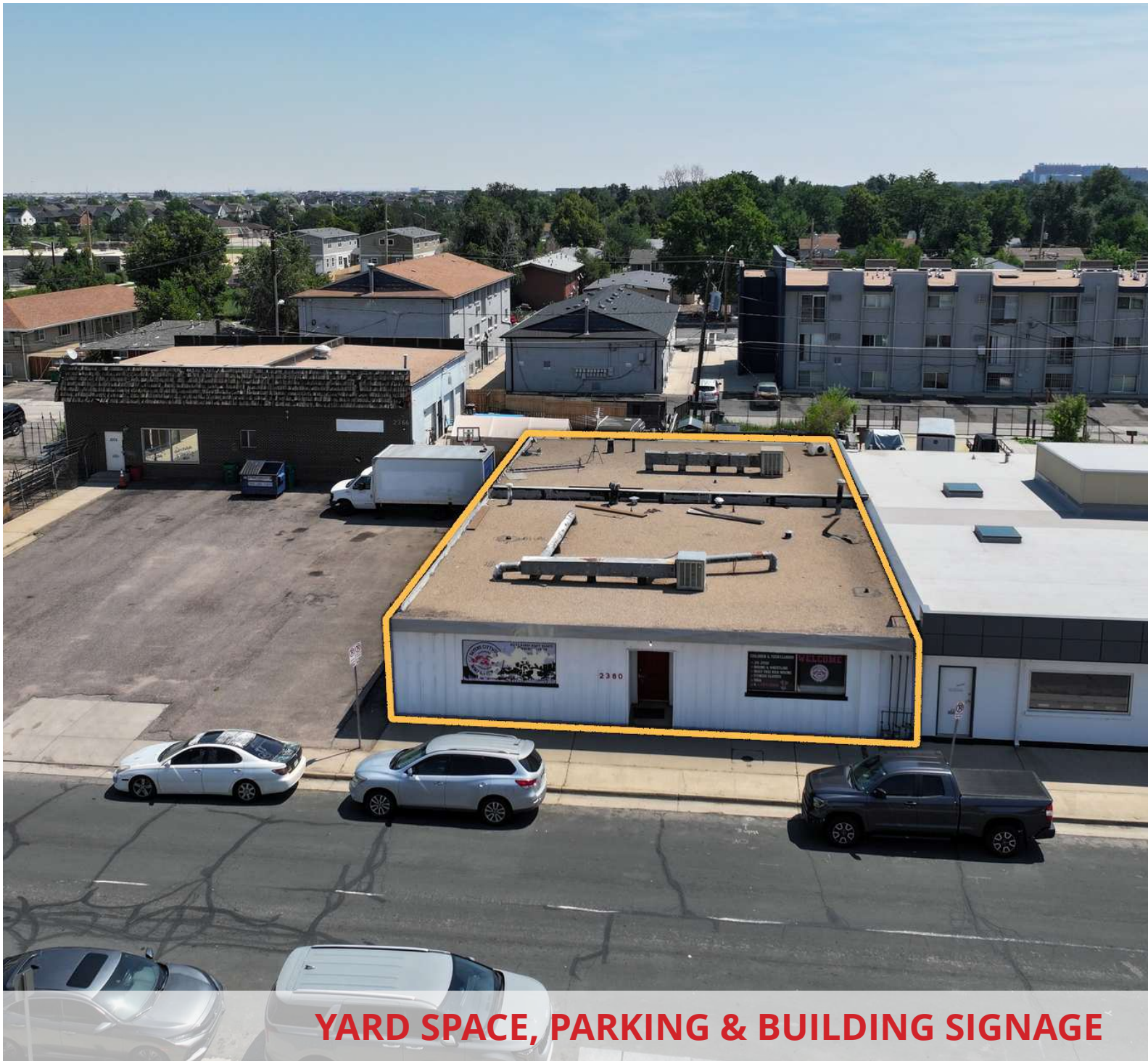


FOR LEASE: OFFICE | RETAIL

**OA-MS
ZONING**

**4,000 SF
SQUARE FEET**

**\$15.00 SF/YR
LEASE RATE**



YARD SPACE, PARKING & BUILDING SIGNAGE

OFFERED BY:

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**2360 Dayton Street
Aurora, CO 80010**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	0.56 Acres
Year Built:	1971
Building Size:	4,000 SF
Zoning:	OA-MS

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 2360 Dayton Street, Aurora, CO. This versatile property offers an ideal space for businesses seeking a strategic location with high visibility. Boasting a flexible layout, yard space and ample parking, this property is well-suited for a range of commercial uses. With its convenient access to major transportation routes and a vibrant business community, the property is well located within walking distance to Stanley Marketplace. Whether for retail, office, or light industrial purposes, this property provides an exceptional space for businesses looking to establish themselves in the Dayton Street corridor.

PROPERTY HIGHLIGHTS

- Versatile Layout for Flexible Retail, Office or Light Industrial Uses
- Great Visibility and Exposure on the Dayton Street Corridor
- Ample Off Street Parking, Yard Space and Building Signage
- Great Location with Convenient Access to the Central Park Neighborhood
- Vibrant Business Community Steps from Stanley Marketplace

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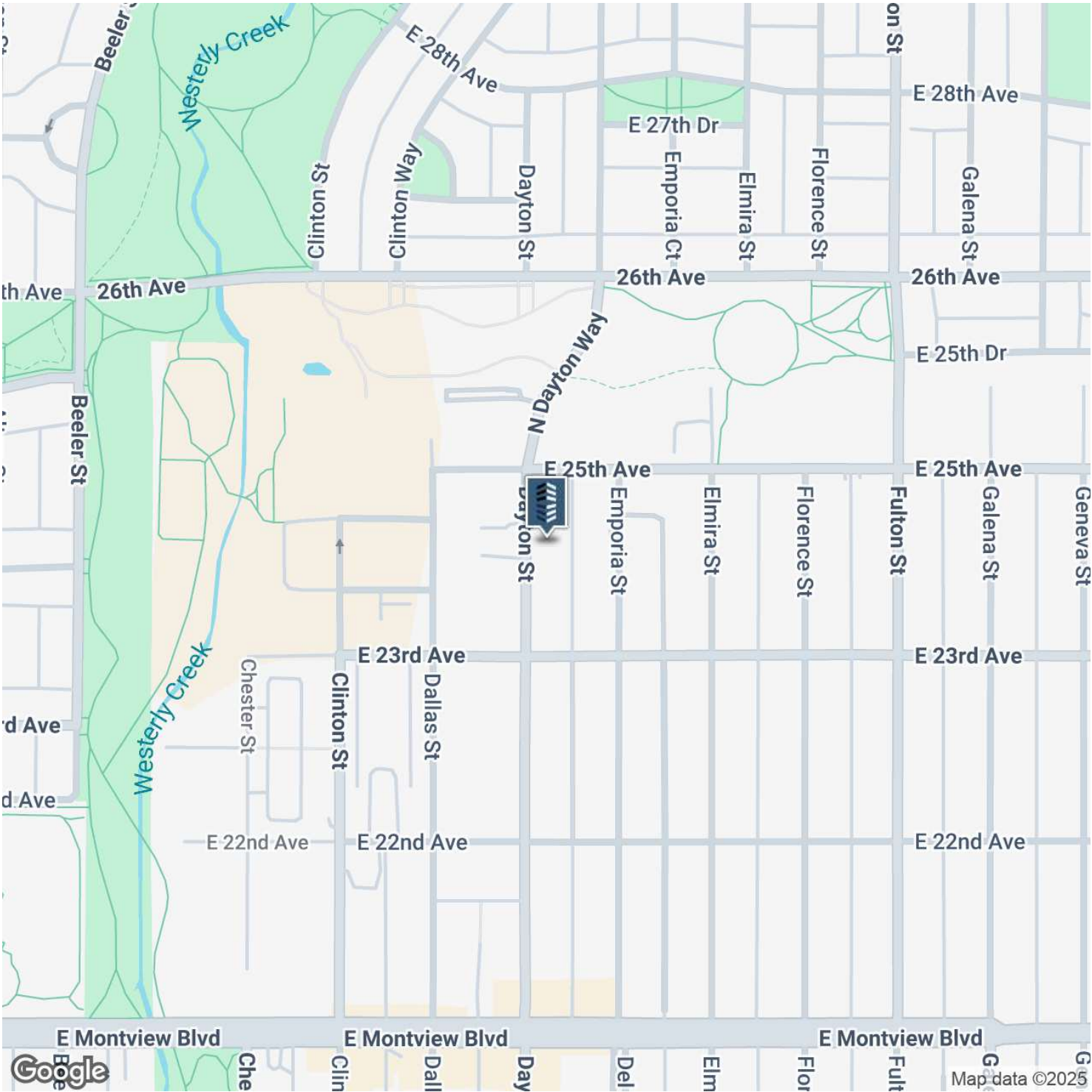
ADDITIONAL PHOTOS



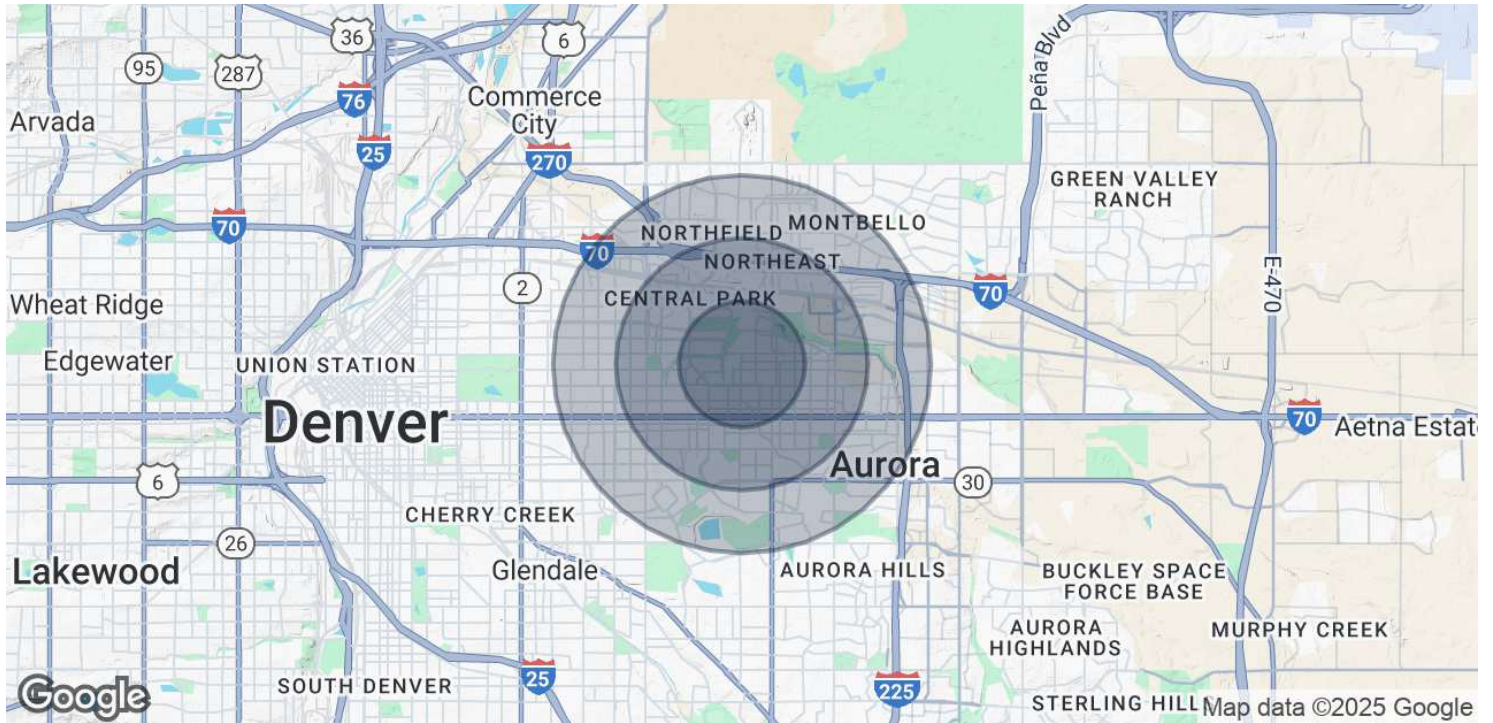
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,189	61,202	114,967
Average Age	26.9	28.3	30.3
Average Age (Male)	27.6	28.6	30.2
Average Age (Female)	26.0	28.0	30.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,632	20,477	40,869
# of Persons per HH	3.2	3.0	2.8
Average HH Income	\$44,528	\$48,029	\$57,928
Average House Value	\$343,337	\$307,245	\$333,783

2020 American Community Survey (ACS)