



AREA MAP

Parkside @ CITY CENTER



FOR LEASE 14505 • 14515 • 14535
ALAMEDA AVE • AURORA, CO • 80012

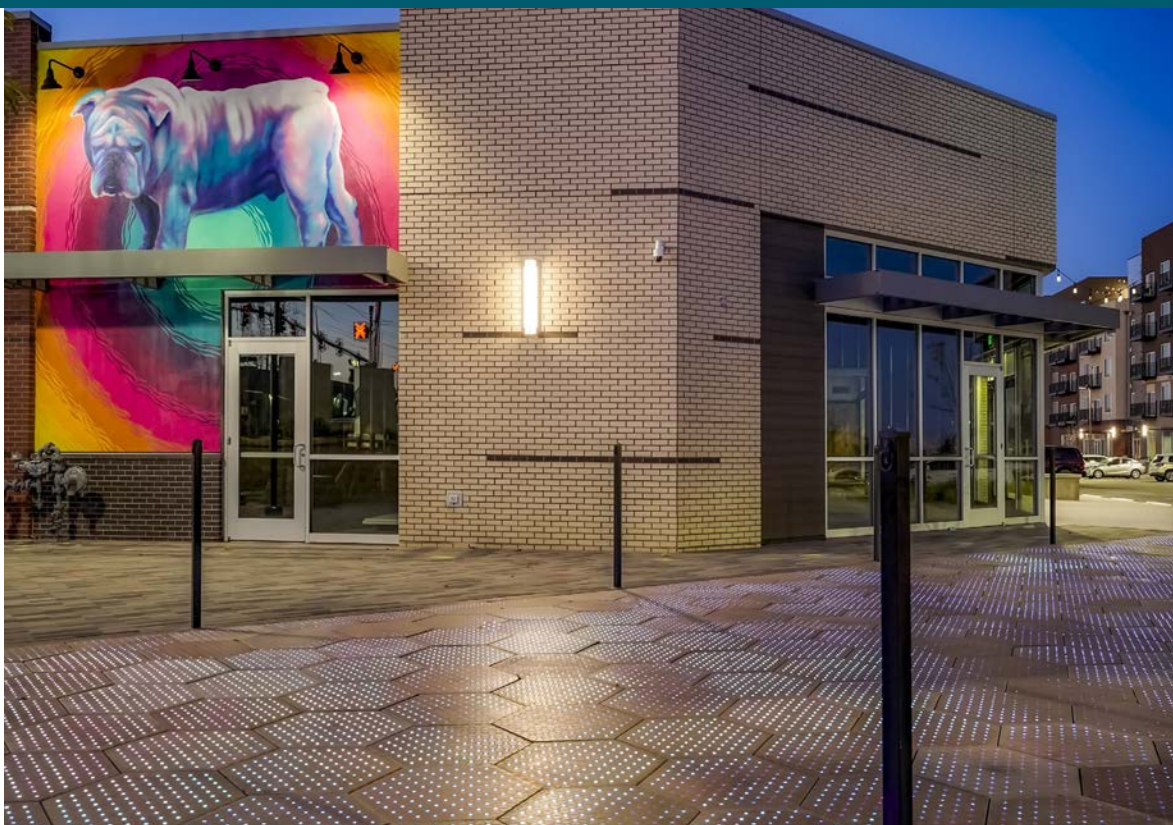
PRIME RETAIL SPACE

- Conveniently located next to 216-unit apartment building, Stella on the Park
- Adjacent to the light rail
- 2nd generation restaurant space
- Top retail trade area of the Aurora market
- Join strong tenants such as: Five Guys Burgers & Fries, Cheba Hut, Einstein's Bagels, BOK Financials, and more
- Adjacent to Aurora City Place and Town Center at Aurora

Colliers

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SITE PLAN

- A3** 1,967 SF
- B1** 2,603 SF - 2nd generation restaurant space
- B2** 3,034 SF
- B3** 2,853 SF - 2nd generation restaurant space

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Total Population:	19,514	172,597	397,815
2025 Total Daytime Population:	22,574	155,423	353,645
Average Household Income:	\$81,430	\$89,462	\$104,027

Source: ESRI forecasts for 2025

TRAFFIC COUNTS

Sable Blvd. N/O Alameda: 20,770 VPD
Alameda Ave. E/O Sable Blvd.: 38,454 VPD
Alameda Ave. W/O Sable Blvd.: 42,757 VPD
Sable Blvd. S/O Alameda: 18,768 VPD
I225 N/O Abilene: 185,736 VPD
I225 S/O Abilene: 167,405 VPD

MPSI 2024 & 2025 estimates