



KIN PROPERTIES

15351 E Hampden Ave Aurora, CO 80013

AURORA, CO | LAND

FOR LEASE | 0.55 ACRES



PROPERTY DESCRIPTION

0.55 acre parcel available for ground lease. 155'W x 152'D. Zoned MC-U. Located at the NEC of E Hampden and S Chambers, in Aurora, CO. This outparcel is situated between Wells Fargo and Comfort Dental, and opposite Walgreen's.

PROPERTY HIGHLIGHTS

- Up to 2,800 SF building can be constructed
- Located at one of the busiest intersections with over 55,000 ADT
- Situated next to Shopping Center entrance, and 400 feet from signalized light for "left out"

OFFERING SUMMARY

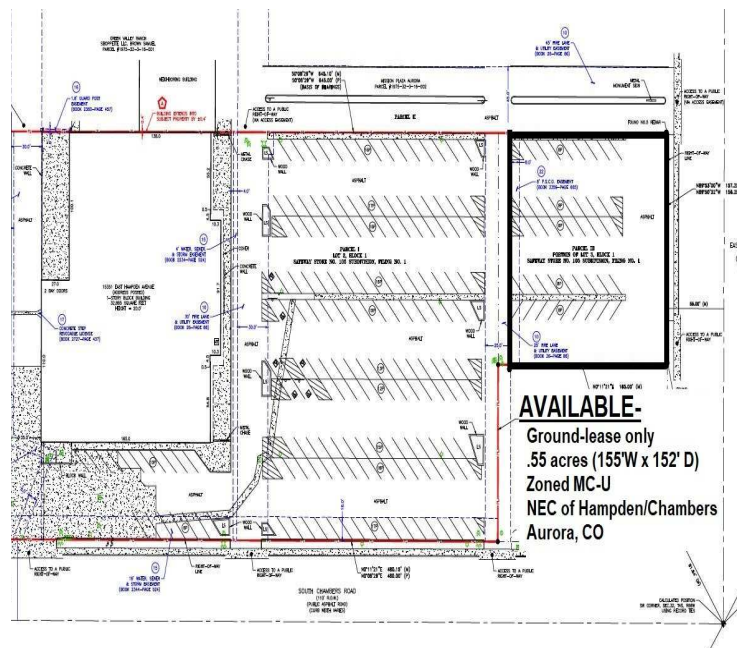
Available Size:	2,800 SF
Lot Size:	0.55 Acres
Lease Rate:	Call for Pricing

JEFF ROSS

Vice President of Leasing
561.620.9200 x123
jross@kinproperties.com

DAVID ROTH

Vice President of Leasing
561.620.9200 x117
droth@kinproperties.com



Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

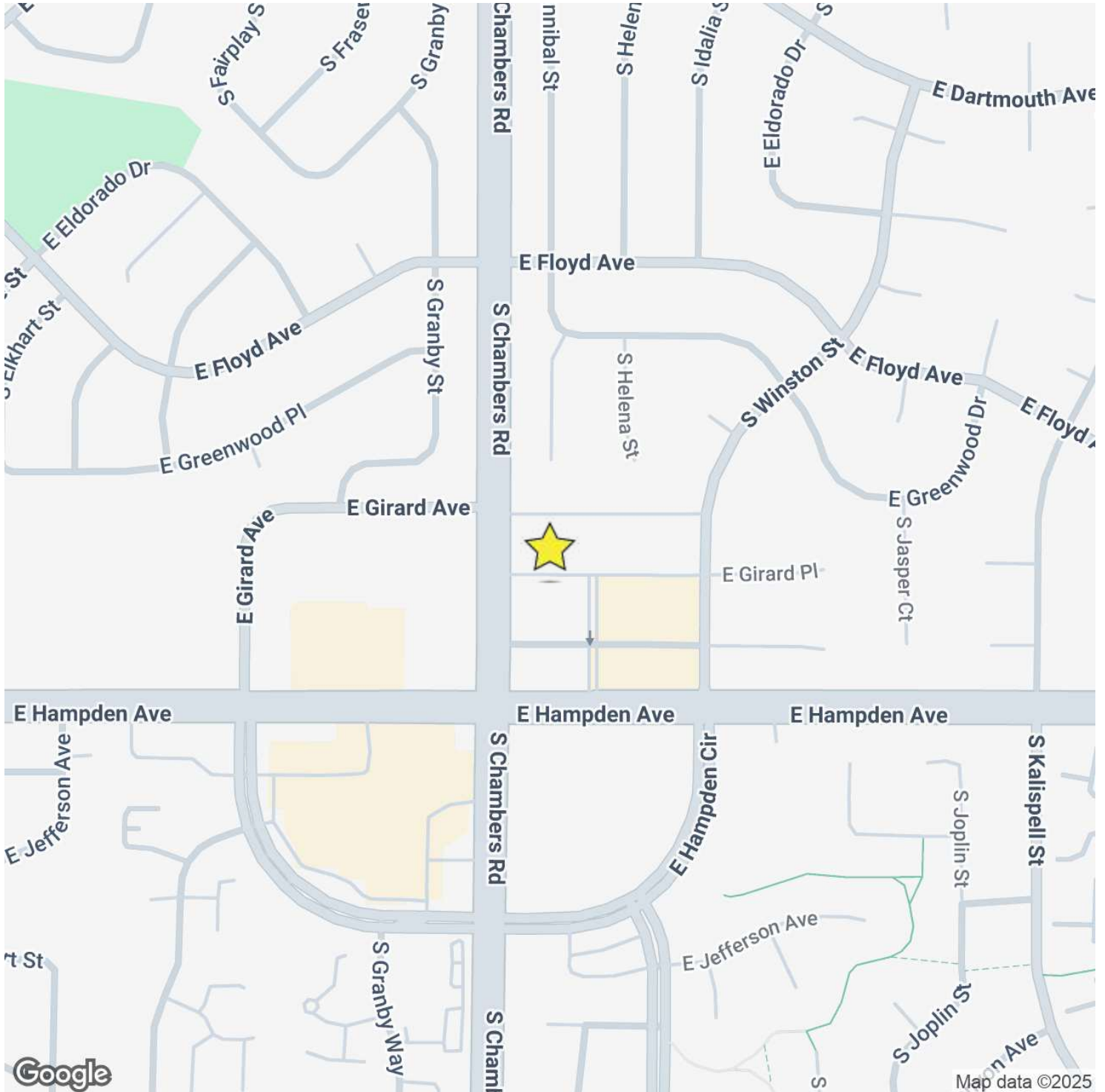


KIN PROPERTIES

15351 E Hampden Ave Aurora, CO 80013

#7030 - AURORA, CO | LAND

FOR LEASE | 0.55 ACRES



JEFF ROSS

Vice President of Leasing
561.620.9200 x123
jross@kinproperties.com

DAVID ROTH

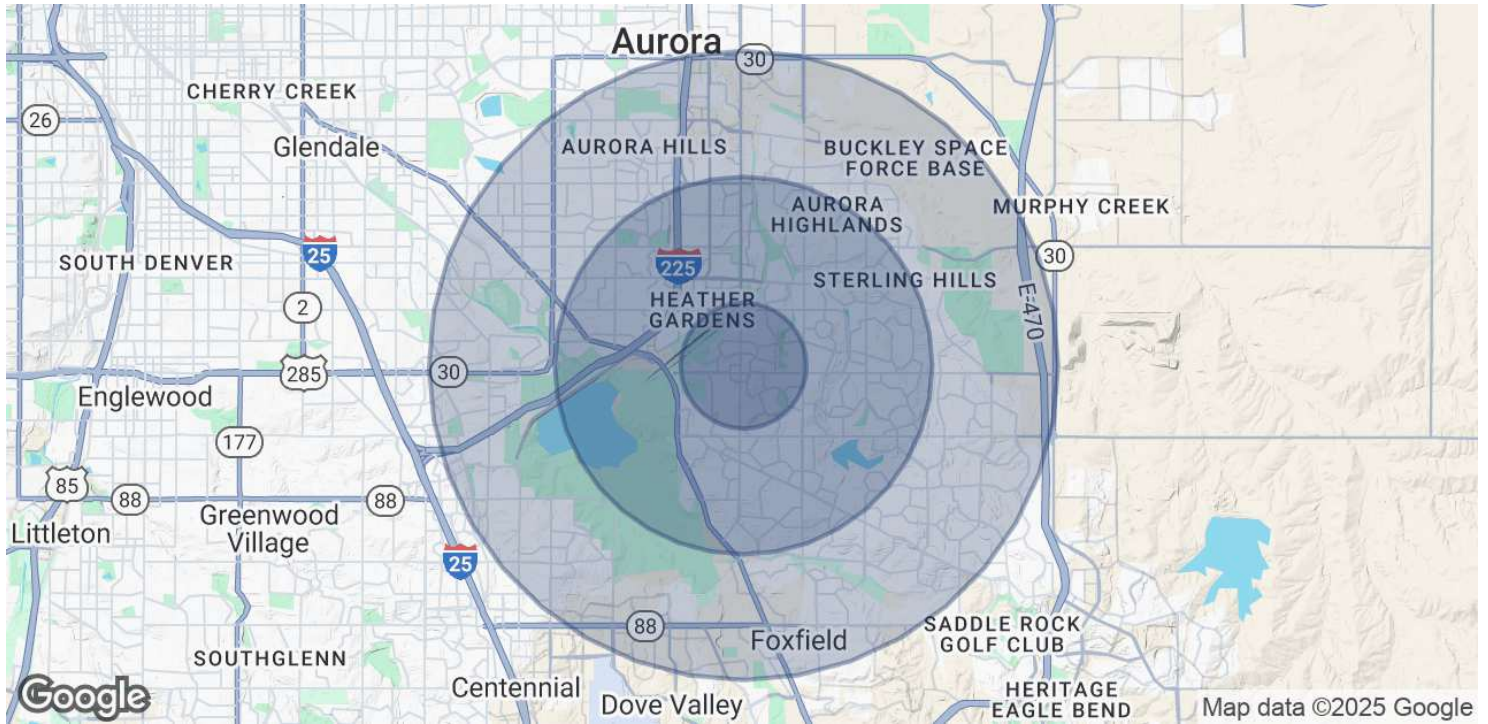
Vice President of Leasing
561.620.9200 x117
droth@kinproperties.com



15351 E Hampden Ave Aurora, CO 80013

#7030 - AURORA, CO | LAND

FOR LEASE | 0.55 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,051	153,286	373,777
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,407	58,568	143,336
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$108,590	\$106,892	\$119,114
Average House Value	\$484,954	\$498,022	\$570,135

Demographics data derived from AlphaMap

JEFF ROSS

Vice President of Leasing
561.620.9200 x123
jross@kinproperties.com

DAVID ROTH

Vice President of Leasing
561.620.9200 x117
droth@kinproperties.com