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# VALLEY SON PLAZA New York Deli SHOPPING CENTERCE

16960 East Quincy Avenue | Aurora, CO 80015

### **RETAIL SPACE FOR LEASE**



- High exposure at one of Aurora's busiest intersections
- Surrounded by dense residential; Over 146,000 residents in a 3-mile radius
- Average household incomes over \$138k in a 3-mile radius!

#### JOIN TARGET & PETCO

**SIZE:** 2,831 SF

**PRICE:** \$25.00/SF NNN

**NNN:** \$7.73/SF

\* EXISTING TENANT - DO NOT DISTURB



Mission Viejo





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	1 MILE	3 MILES	5 MILES
POPULATION	18,732	146,630	311,754
AVERAGE HH INCOME	\$111,454	\$138,162	\$134,332
DAYTIME POPULATION	12,061	95,982	238,818

Source: All Demographics are courtesy of ESRI, 2024 Estimates

## **TRAFFIC COUNTS**

S. Buckley Road South of E. Quincy Avenue	27,802 VPD
E. Quincy Avenue East of S. Buckley Avenue	26,510 VPD
E. Quincy Avenue West of S. Buckley Road	21,667 VPD

Source: Traffic Counts courtesy of MPSI 2025 Estimates

## **TENANTS**

Suite 16932: Dentist

Suite 16940: Karate Studio

Suite 16960: PETCO

Suite 16992: I Kid Academy

Suite 17020 - 17022: Nails & Co.

Suite 17030: Kumon

Suite 17034 2,831 SF

Suite 17060: Wood Paddle Pizza & Tap

Suite 17062B: CPR - Cell Phone Repair

Suite 17062A: Dry Clean USA

Suite 17070: Endless Grind Coffee

Suite 17084: Fine Tuned Auto

