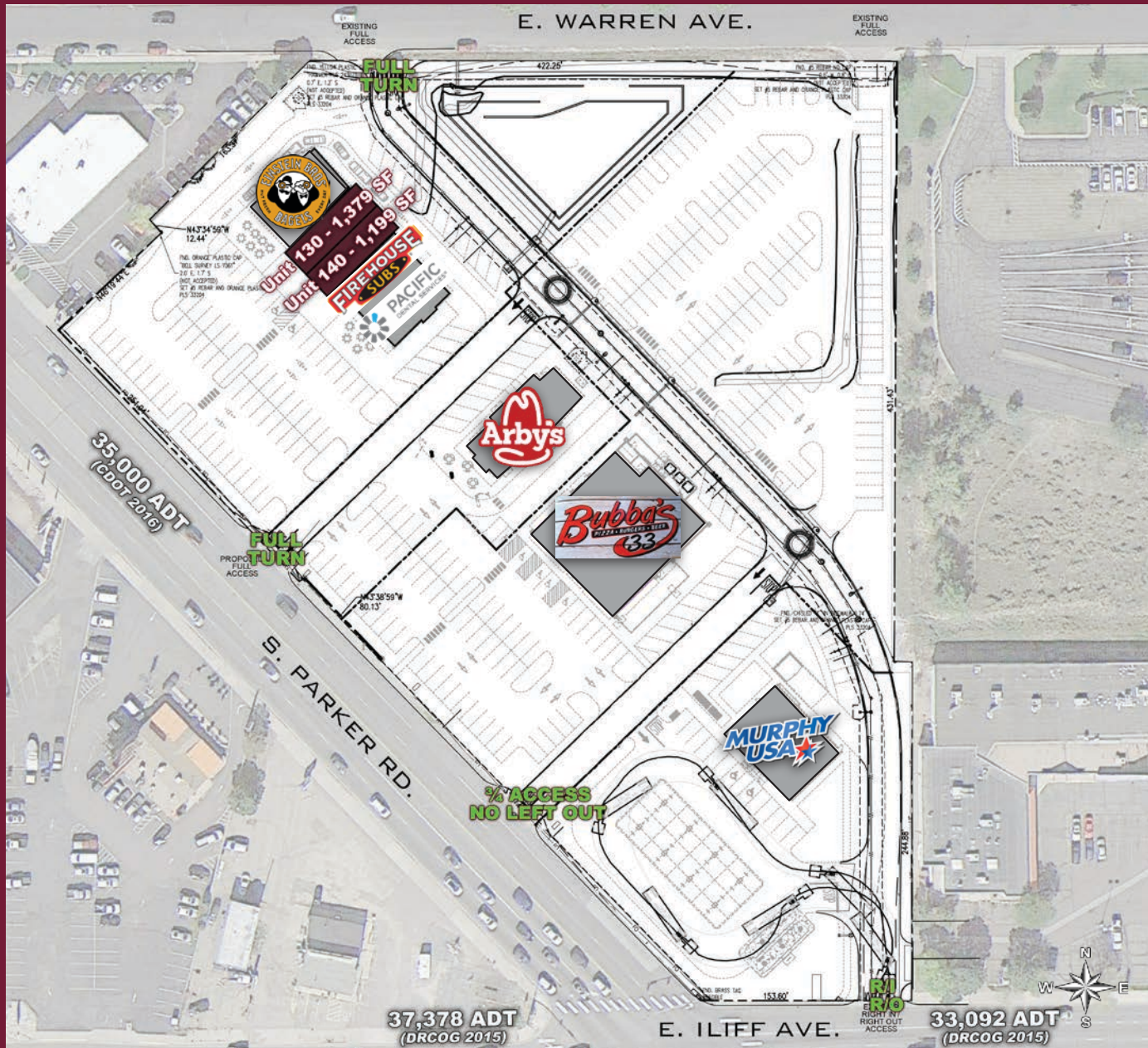


NEW MULTI-TENANT OPPORTUNITY

REDEVELOPMENT: ILLIFF AVENUE & PARKER ROAD | AURORA, COLORADO



NEW MULTI-TENANT OPPORTUNITY

- Total Building Size: 9,360 SF; 2,578 SF remaining with flexible square footages
- Only 2 Spaces Remaining
- Unit 130 - 1,379 SF; Unit 140 - 1,199 SF

TRADE AREA INFORMATION

- High traffic intersection; over 70,000 cars/day
- Incredible daytime population: almost 200,000 employees within a 5 mile radius
- Dense residential with more than 400,000 people in a 5 mile radius
- Rare assemblage of land at such a highly sought-after intersection

1301 Canyon Boulevard | Suite 228 | Boulder, Colorado 80302 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

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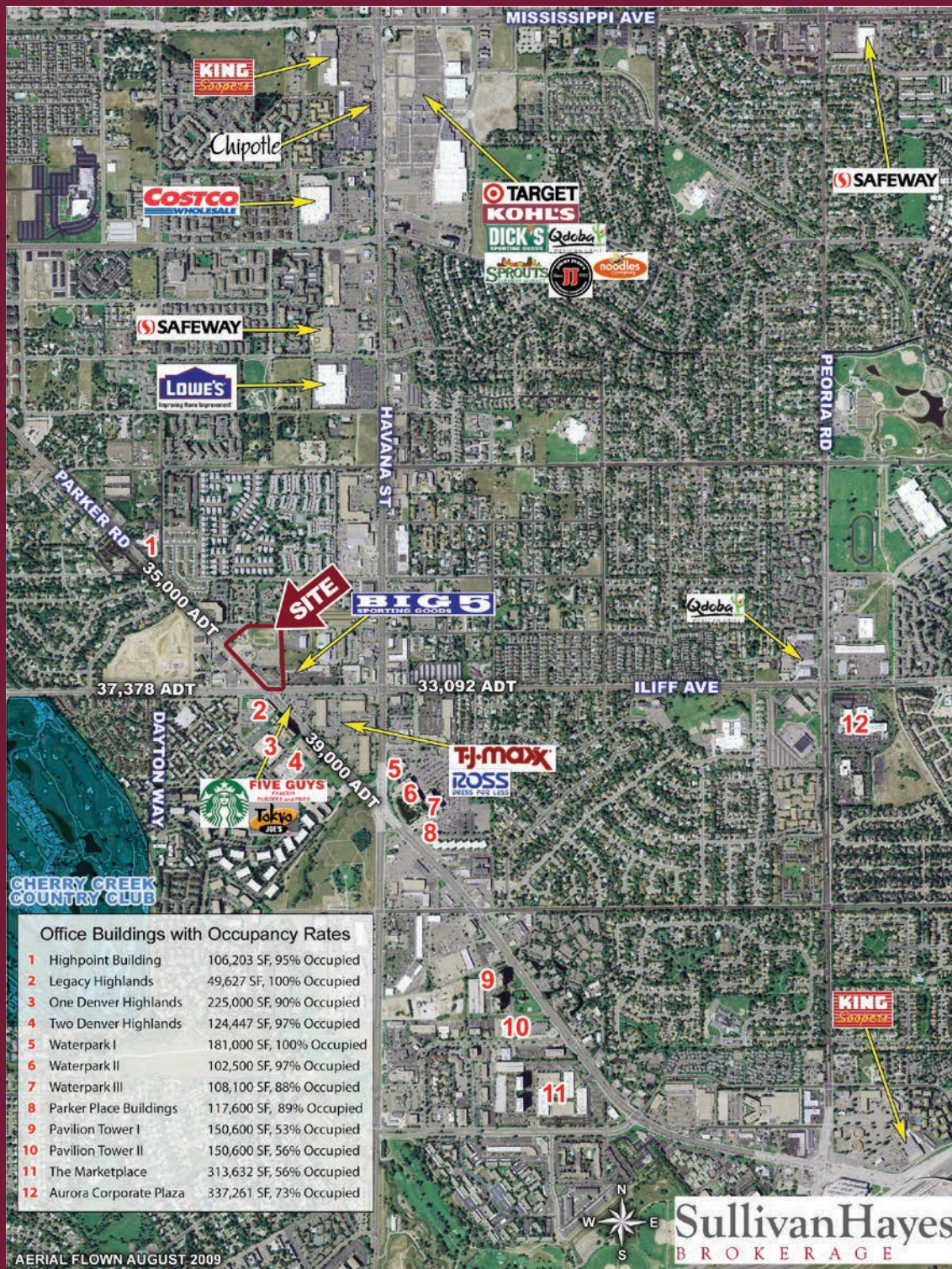
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NEW MULTI-TENANT OPPORTUNITY



DEMOGRAPHICS

	1 mile	2 mile	3 mile	5 mile
Population	17,325	88,550	173,051	451,097
Avg. HH Inc.	\$83,861	\$70,415	\$68,552	\$83,003
Employees	10,589	31,750	64,324	217,759
Businesses	1,281	4,112	7,469	21,541

(2017 Allocate Data)

TRAFFIC COUNTS

On Parker Rd northwest of Iliff Ave	35,000 cars/day
On Parker Rd southeast of Iliff Ave	39,000 cars/day
On Iliff Ave west of Parker Rd	37,378 cars/day*
On Iliff Ave east of Havana St	33,092 cars/day*

(CDOT 2016, DRCOG 2015*)

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