

# FOR LEASE

## Retail/Office/Medical Space Available

### HOFFMAN HEIGHTS

618 - 750 Peoria Street  
Aurora Colorado 80011

#### Lease Rates

**Inline:**  
\$12.00 - 14.00/SF

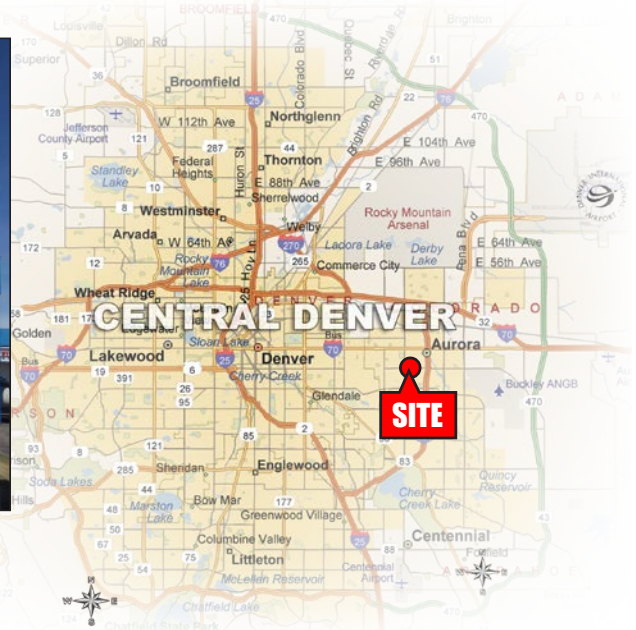
**Anchor:**  
\$9.00-11.00/SF

**End Cap:**  
\$13.00/SF

**NNN:**  
\$5.11



- Anchored by Save-a-Lot & Dollar Tree
- One mile from 2 major hospitals
- Busy, high traffic Peoria & 6th Ave trade area
- Dependable, long-term co-tenancy
- One mile from I-225
- **Aggressive landlord incentives!**
- Signalized intersection
- Ample parking



#### Demographics (Source: Allocate Data 2016)

	1 mile	3 miles	5 miles
Population	23,643	193,981	436,037
Average HH Income	\$49,014	\$58,295	\$69,714
Employees	2,733	76,158	188,218
Businesses	381	7,361	17,808

#### Traffic Count (CDOT 2015; \*DRCOG 2013)

On 6th Ave east of Peoria St	34,000 cars/day
On 6th Ave west of Peoria St	27,000 cars/day
On Peoria St north of 6th Ave	22,999 cars/day*



**Chris Vincent**

cvincent@dunton-commercial.com

**Charles Nusbaum**

cnusbaum@dunton-commercial.com

303.758.3131 | 303.758.3293 fax

since 1904

Dunton Commercial Real Estate Company  
5570 DTC Parkway, Suite 150 | Greenwood Village, CO 80111  
www.dunton-commercial.com

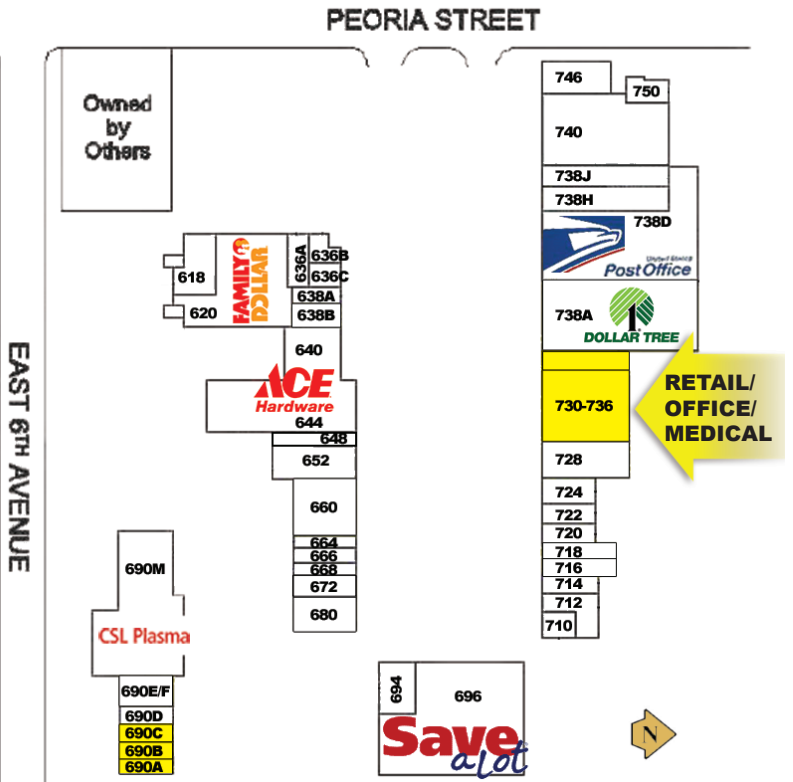
**DUNTON**  
COMMERCIAL

# HOFFMAN HEIGHTS

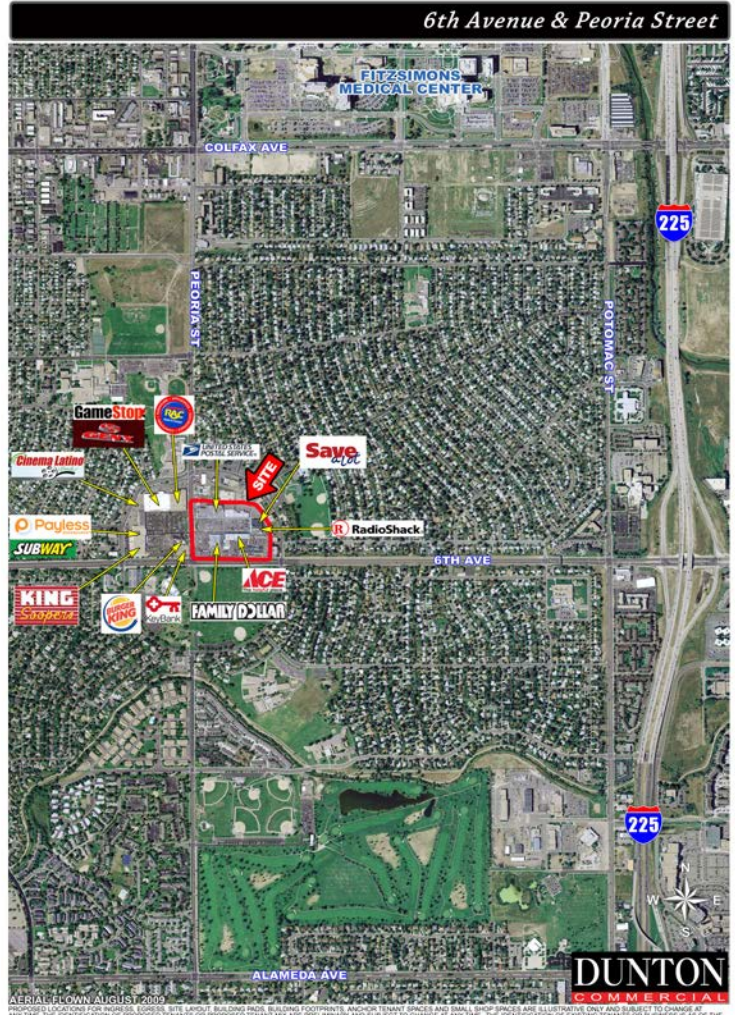
Unit Number	Tenant	Size in SF
618	Wash Time Laundry	3,200
620	Family Dollar Stores	11,256
636A	China Chef	1,300
636B	Ace Cash Express	1,100
636C	Hoffman Heights Barber	900
638A	All World Trust Services	1,000
638B	AWTS	2,500
640	Ace Hardware	3,750
644	Ace Hardware	9,600
648	Pasteles Cisne	1,600
652	Caroll Restaurant	3,200
660	People's Rent to Own Furniture	4,800
664	Nueva Era Salon	1,200
666	Nutritional Training	1,200
668	Natura Herbs and Vitamin	1,200
672	Forever Fashion	1,200
680	Pho Duy	2,400
<b>690(A-C)</b>	<b>AVAILABLE</b> <small>3,770 SF divisible to</small>	<b>1,307/1,381/1,082</b>
690D	Nationwide Temporaries	1,500
690E/F	Homeward, Inc	2,958
690M	CSL Plasma	16,308
694	Radioshack	2,501
696	Save-A-Lot	16,825
710	Americo Watch Repair	600
712	Las Tortugas	1,800
714	Festival Dulcelandia Party Supply	1,600
716	La Madre Mexican Snacks	800
718	Dry Cleaner	800
720	Fiesta Insurance	1,200
722	Benny's Mart	1,200
724	Aurora Dental Group	3,300
728	Hoffman Heights Liquor	4,500
<b>730-736</b>	<b>AVAILABLE</b> <small>2,100 SF Medical Space Available NOW!</small>	<b>9,785</b>
738A	Dollar Tree	13,020
738D	U.S. Postal Service	13,820
738H-J	Fashion 303	5,760
740	Club Fuego Fuego	10,500
746	Winchell's Donuts	1,320
750	Nail's First	1,054

**Available:**  
1,082 SF to 9,785 SF

**Total Center Size:**  
167,300 SF



Use your smart phone's Bar Code or QR Code reader here for more information



AERIAL PHOTO AUGUST 2009  
PROPOSED LOCATIONS FOR BUSINESS, LOGOS, SITE LAYOUT, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE, IF ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\Aerials\2009\Hoffman Heights\Hoffman Heights 08.21.09