

Retail For Lease  
**1,756 - 1,777 SF**  
Starbucks Anchored  
Retail Center



# Highline Village Center

10731 E. Alameda Avenue | Aurora, Colorado 80012

## Property Overview

- Starbucks-anchored neighborhood retail center located at high volume, signalized intersection just east of Lowry
- Two (2) suites available for lease: 1,756 SF former hair salon & 1,777 SF dry cleaners with plant
- Highly visible location just one block east of Havana & Alameda offers exposure to over 37,000 vehicles per day
- Strong demographics and population growth in the area
- Easy, quick access to major arterials such as I-225, I-70, 6th Avenue, and Parker Road
- Ranked Very Walkable (Walk Score 74) and Very Bikeable (Bike Score 83)

**Lease Rate: \$18.00/SF NNN**

## Property Facts

Available SF:	1,756 SF-1,777 SF
Building Size:	10,264 SF
Parking Ratio:	4.20/1,000
Year Built:	2006

For more information:

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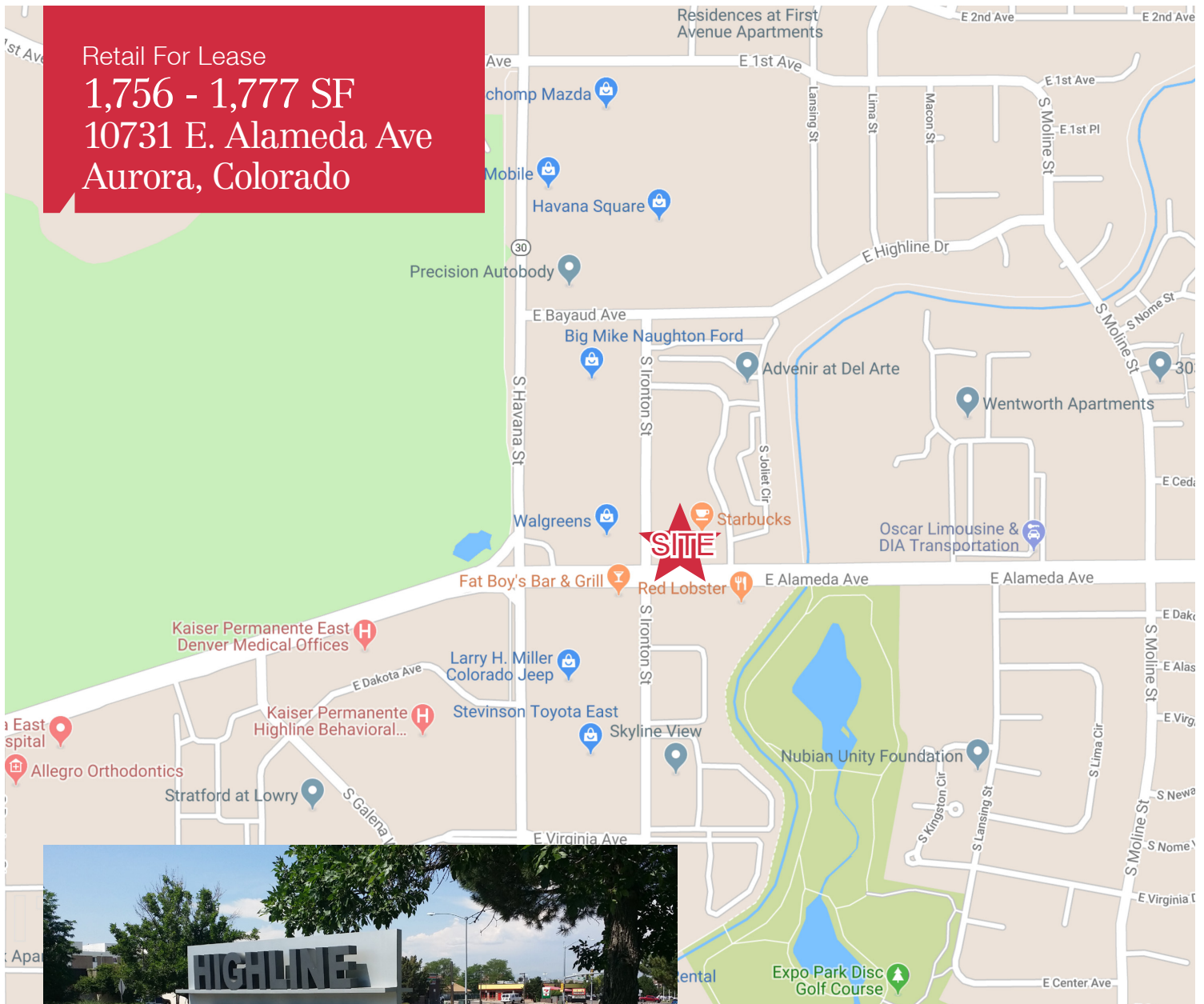
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**Aurora, Colorado**



### Traffic Counts

	Daily Volume
Alameda Ave @ Ironton St	37,000
Havana St @ Alameda Ave	42,000
Moline St @ Alameda Ave	3,900

\*Source: LandVision

### Demographics

	1 Mile	3 Mile	5 Mile
Population	24,532	207,887	468,724
Households	10,043	87,129	201,883
Average Household Income	\$56,640	\$69,809	\$85,850
Daytime Employees	4,874	66,230	192,290

\*Source: LandVision

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