

# 414 SOUTH CHAMBERS ROAD, SUITE 3

Aurora, CO 80017



## PROPERTY HIGHLIGHTS

- Located in the City Center Marketplace
- Open Floor Plan
- Currently Show Room for a Cabinetry Company
- Available Now
- Available through 2/28/2027

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,723	57,554	138,438
Total Population	22,182	157,211	362,385
Average HH Income	\$62,030	\$67,927	\$73,192



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

RETAIL PROPERTY FOR SUBLEASE

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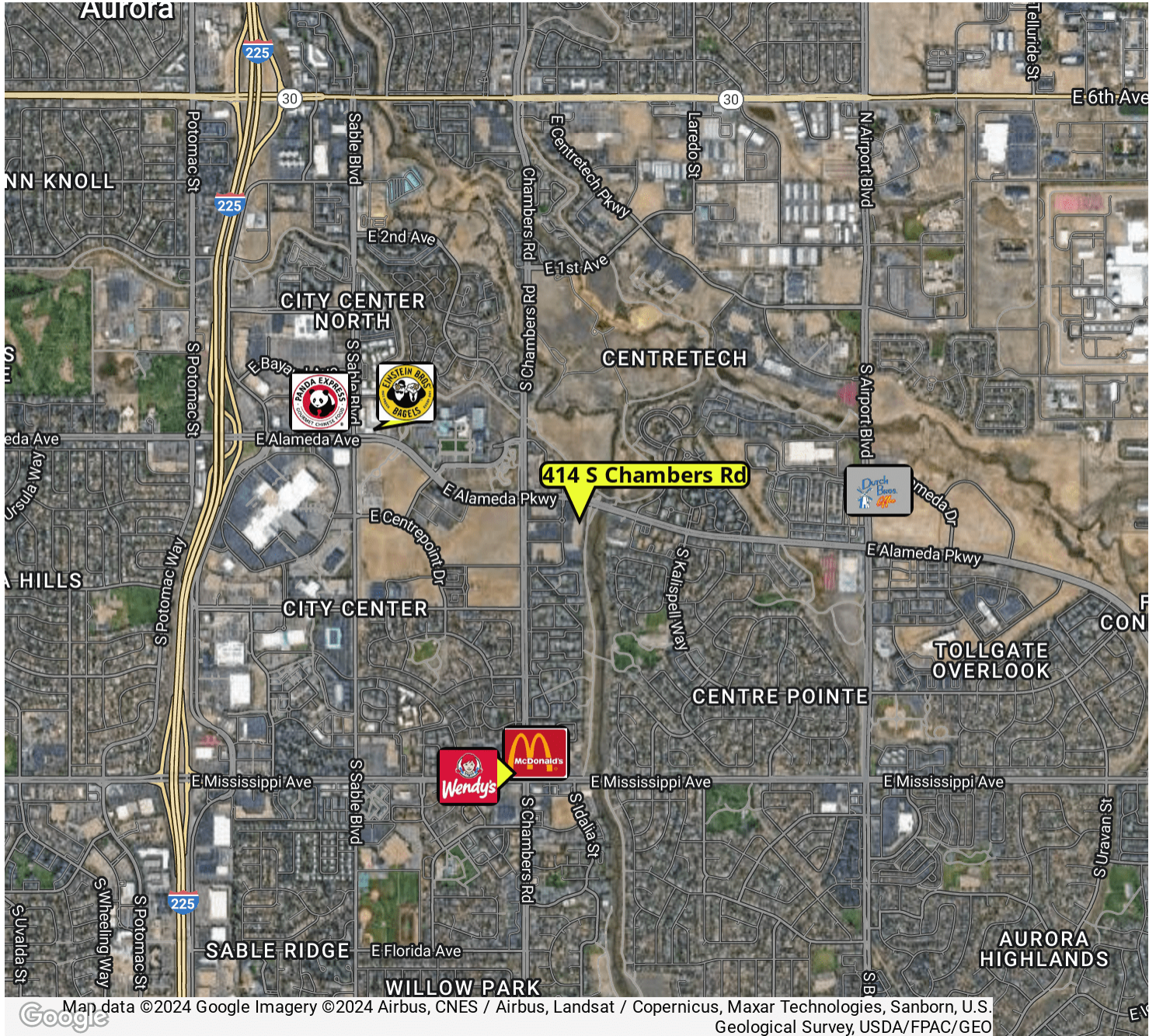
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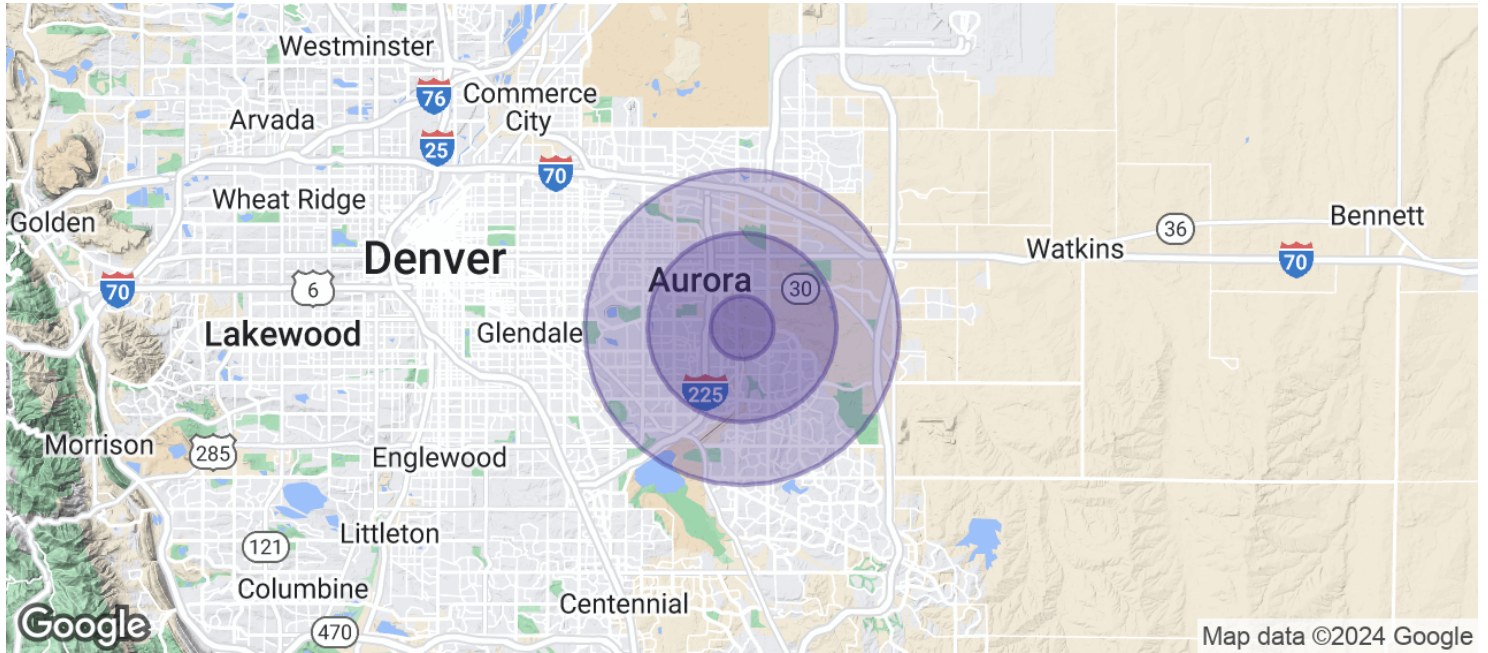
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	22,182	157,211	362,385
Average Age	32.0	34.2	35.8
Average Age (Male)	32.7	33.2	34.9
Average Age (Female)	32.1	35.8	36.9

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	8,723	57,554	138,438
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$62,030	\$67,927	\$73,192
Average House Value	\$162,646	\$243,099	\$260,814

\* Demographic data derived from 2020 ACS - US Census



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