

PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

BROAD STREET



Newly Constructed Retail and Restaurant Space Available For Lease

Join Five Guys, Einstein Bros. Bagels, Playa Bowls, The Parkside Eatery, and more

PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

2023 DEMOGRAPHICS

2023
POPULATION

1 MILE	3 MILES	5 MILES
21,692	173,130	401,487
\$64,106	\$73,006	\$84,381
34.8	35.2	36.2
15,363	68,314	143,585
Alameda East of Sable VPD: 38,536	Alameda North of Sable VPD: 20,792	

AVERAGE
HOUSEHOLD INCOME

MEDIAN
AGE

DAYTIME
EMPLOYEES

TRAFFIC
COUNT

DEMOGRAPHICS



PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

THE CENTER



Adjacent to Aurora Municipal Center, The Town Center at Aurora, Target, In-N-Out Burger and more

Strong daytime population with 69,565 workers in a 3 mile radius
Highly Visible and Easily Accessible

216 Unit Market Rate
Apartments Opening 2023
1/2 Mile from Aurora Metro Center Station (R Line)

Creative Arts Programming with Mural Art and Interactive Light Pond



FIVE GUYS
BURGERS and FRIES



PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

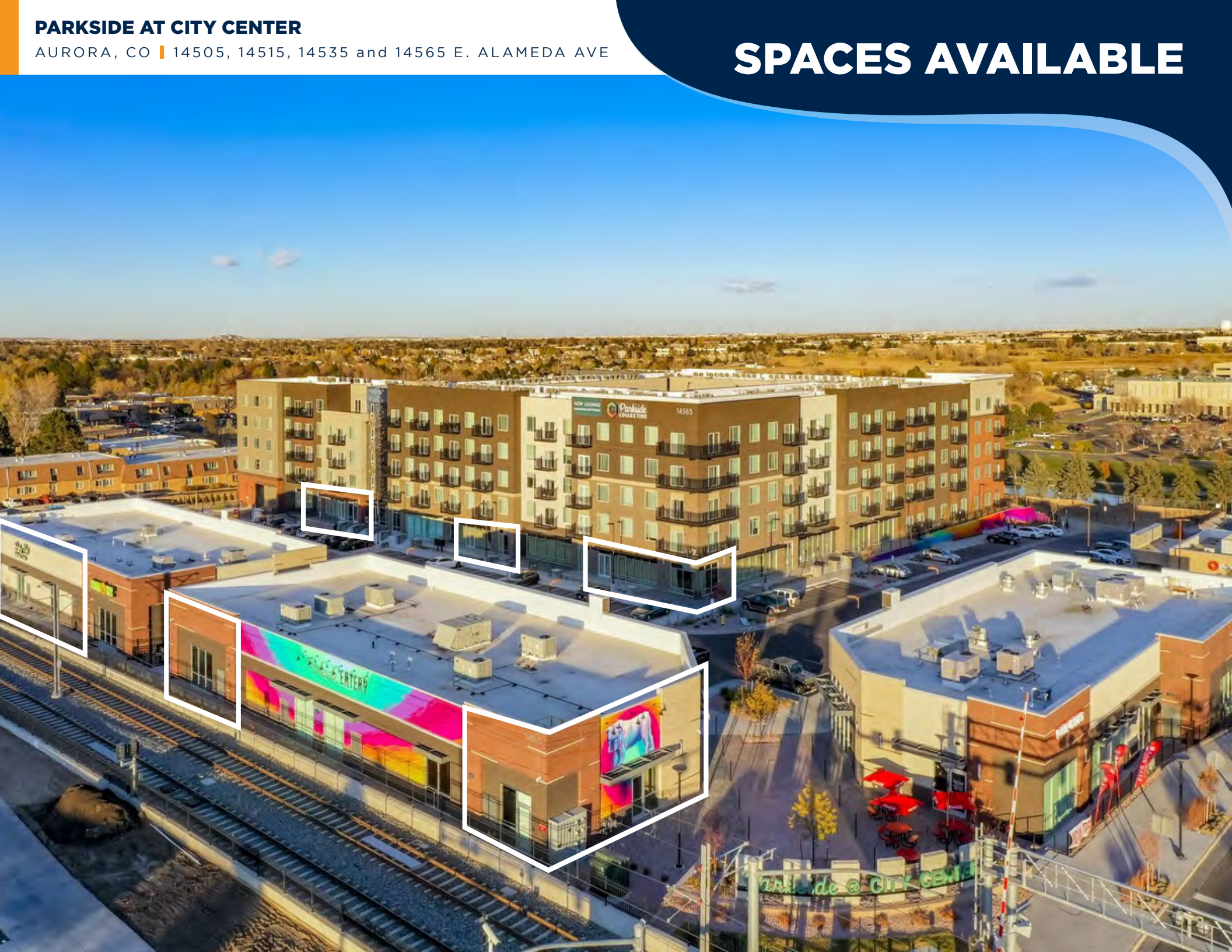
SITE PLAN



PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

SPACES AVAILABLE



PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

MARKET AERIAL



AURORA CITY PLACE SHOPPING MALL

TARGET
PETSMART
Michaels
Where Creativity Happens
ROSS DRESS FOR LESS
CVS pharmacy

LANDON PARK APARTMENTS
464 UNITS

PARKSIDE AT CITY CENTER

FIVE GUYS
BURGERS and FRIES

- Up to 2,000 units at full buildout
- 1,020 units under construction
- 500 units active in SDP process
- Approximately 480 potential units on Parcel A*

Chick-fil-A
HOBBY LOBBY

IN-N-OUT BURGER
FRIDAYS

PROPOSED*

PROPOSED

PROPOSED

AURORA METRO CENTER STATION

Cane's
COCOA LINDERS

STARBUCKS
PANDA EXPRESS
CHINESE KITCHEN

DOLLAR TREE
STARBUCKS
7-ELEVEN

AURORA HILLS GOLF COURSE

Walmart+
SAM'S CLUB

TOWN CENTER AT AURORA

MACY'S
FIELDHOUSE USA
DILLARD'S
JCPENNEY

PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

PHOTOS



PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

PHOTOS



PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE

PHOTOS



PARKSIDE AT CITY CENTER

AURORA, CO | 14505, 14515, 14535 and 14565 E. ALAMEDA AVE



About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



COLIN CLANCY

Vice President

P: 720.352.5334

cclancy@broadstreetrealty.com

Broad Street Realty, Inc.

1479 Wynkoop St. | Denver, CO 80202

303.825.1735

www.broadstreetrealty.com

Washington DC | Maryland | Virginia | Colorado