

For Lease  
**6,981 SF**  
Highly Visible Auto Repair  
Facility or BTS Option



# 606 Peoria Street

Aurora, Colorado 80011

## Property Overview

- Six (6) bay 6,891 SF automotive repair facility for lease on prime 27,222 SF corner lot
- Owner would consider a ground lease or build-to-suit
- Close proximity to Anschutz Medical Campus
- Highly visible location on NEC of 6th Avenue & Peoria Street offers exposure to over 62,000 vehicles per day
- Strong demographics and population growth in the area
- Easy, quick access to I-225, I-70, 6th Avenue
- Walk Score of 76 and Bike Score of 81

**Lease Rate: \$20.00/SF NNN**

## Property Facts

Building Size:	6,981 SF
Lot Size:	27,222 SF
Parking Ratio:	4.79/1,000
Year Built:	1965

For more information:

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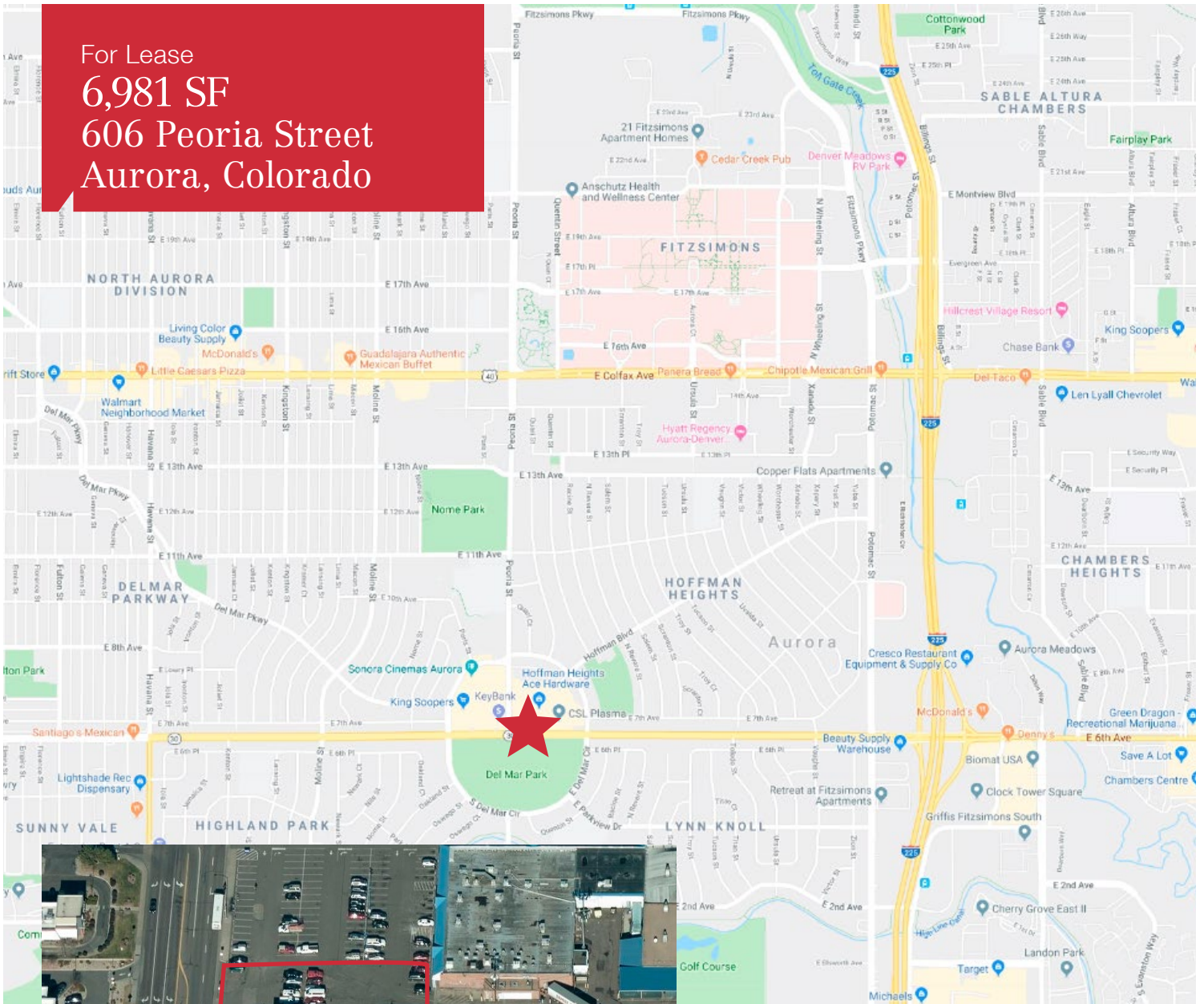
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### Traffic Counts

Daily Volume

6th Ave @ Peoria St **35,000**

Peoria St @ 6th Ave **27,000**

Del Mar Cir @ Peoria St **6,600**

\*Source: LandVision

### Demographics

	1 Mile	3 Mile	5 Mile
Population	23,873	200,184	442,339
Households	8,209	75,855	179,566
Average Household Income	\$61,770	\$70,242	\$80,438
Daytime Employees	7,147	70,396	161,825

\*Source: LandVision

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