

PAD SITE ADJACENT TO KOHL'S

18307 EAST HAMPDEN AVENUE | AURORA, CO 80013

AREA ANCHORS:



Walmart



LOWE'S



KOHL'S

petco

PETSMART

NATURAL GROCERS



PROPERTY HIGHLIGHTS

- Join Kohl's, King Soopers and Walgreens in established and dense area of Aurora, CO
- Approximately 1 acre pad site available with great frontage
- Limited pad availability with several national retailers already in the submarket
- Tons of residential housing surrounding site and fantastic traffic counts at the intersection

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	157,368	288,848	500,543
Avg HH Income	\$87,763	\$85,930	\$83,986
Employees	20,070	74,467	201,732
Businesses	2,692	7,796	18,019

TRAFFIC COUNTS

Source: DRCOG 2016

On Hampden Ave west of Tower Rd	35,970 cars/day
On Tower Rd north of Hampden Ave	27,296 cars/day

1301 CANYON BLVD, SUITE 228 | BOULDER, CO 80302 | 303.534.0900 | WWW.SULLIVANHAYES.COM

SullivanHayes
B R O K E R A G E

Stan Johnson Co.

we are
RETAIL

CHAINLINKS
RETAIL ADVISORS

**AGENCY
DISCLOSURE**

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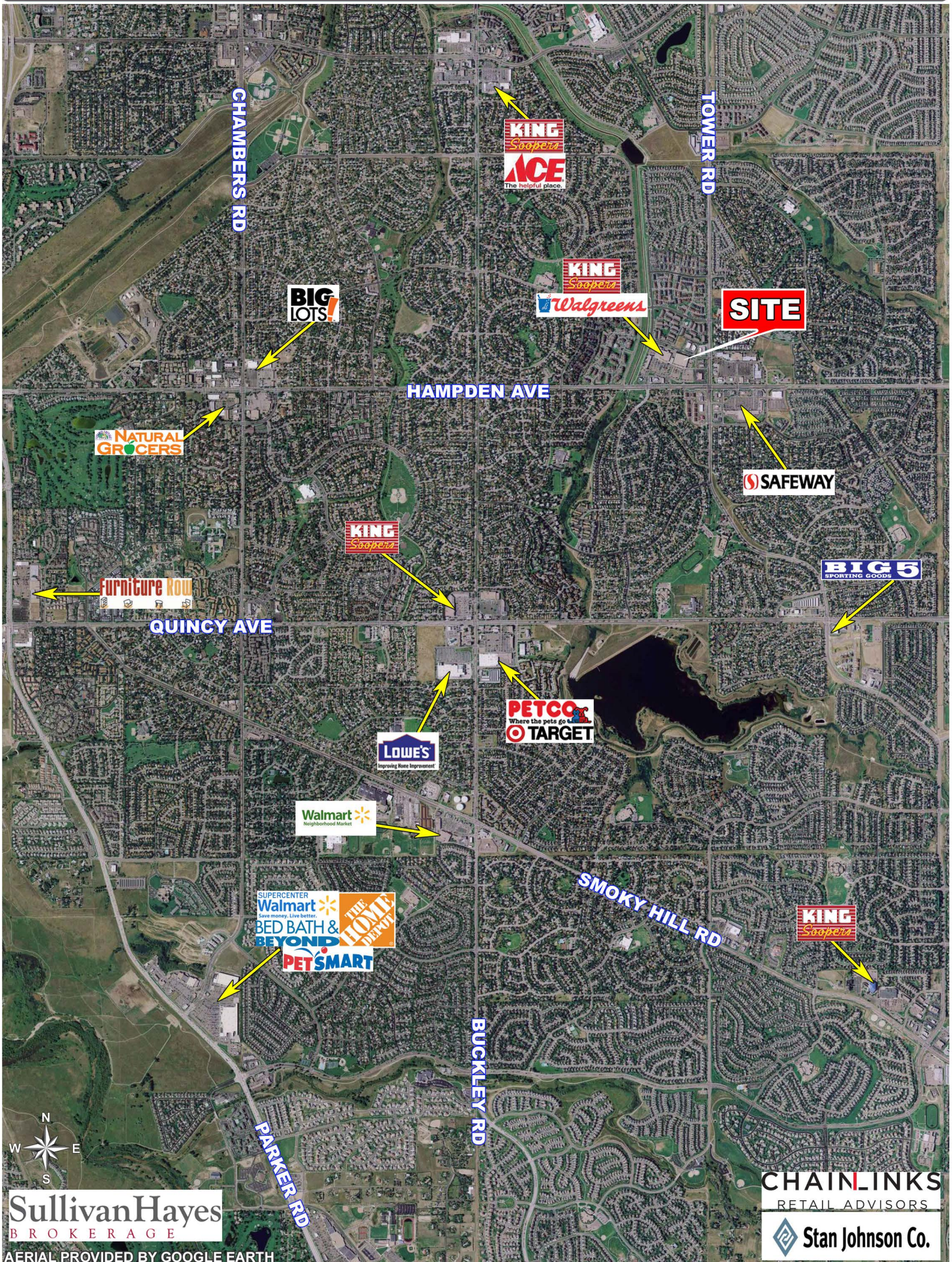
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Hampden Avenue & Tower Road Trade Area



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BROKERAGE

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AERIAL PROVIDED BY GOOGLE EARTH

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, 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 AT 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/KOHL'S/HAMPDEN & TOWER_TA.PSD