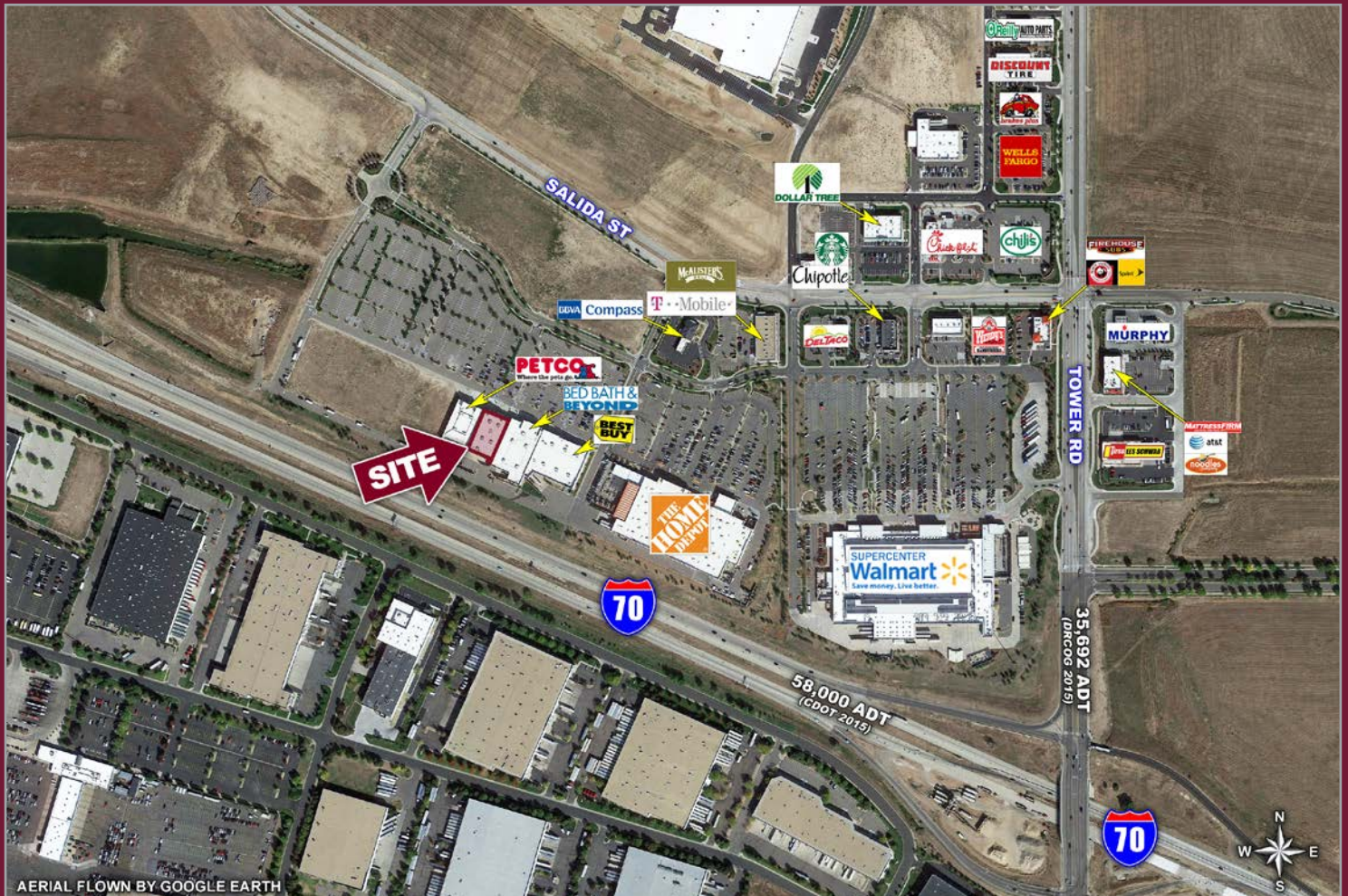


FORMER OFFICE DEPOT - TOWN CENTER AT GATEWAY PARK

NWC I-70 & TOWER ROAD | AURORA, COLORADO 80011



INFORMATION

- 18,572 SF available
- Cotenants include Best Buy; Bed, Bath & Beyond and Petco
- Walmart and Home Depot shadow anchors
- Fast growing residential and employment in surrounding areas

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	11,873	85,779	217,658
Avg Household Inc	\$50,987	\$61,419	\$58,331
Employees	9,392	77,934	127,118
Businesses	826	6,335	11,289

Source: Applied Geographic Solutions 2015

TRAFFIC COUNTS

On I-70 west of Tower Rd	56,000 cars/day
On Tower Rd north of I-70	35,692 cars/day*

Source: CDOT 2014, *DRCOG 2015

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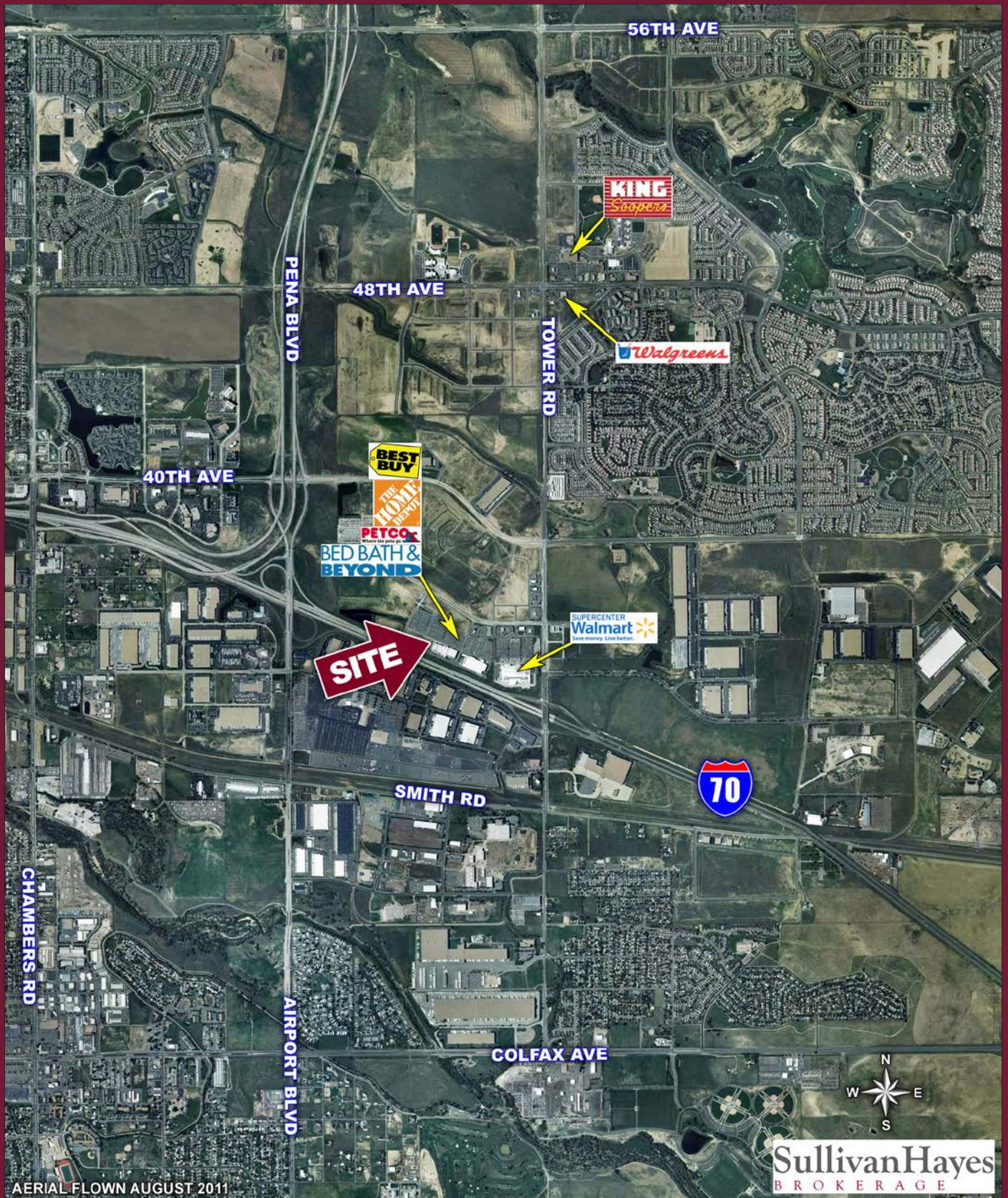


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AGENCY
DISCLOSURE

FORMER OFFICE DEPOT - TOWN CENTER AT GATEWAY PARK



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