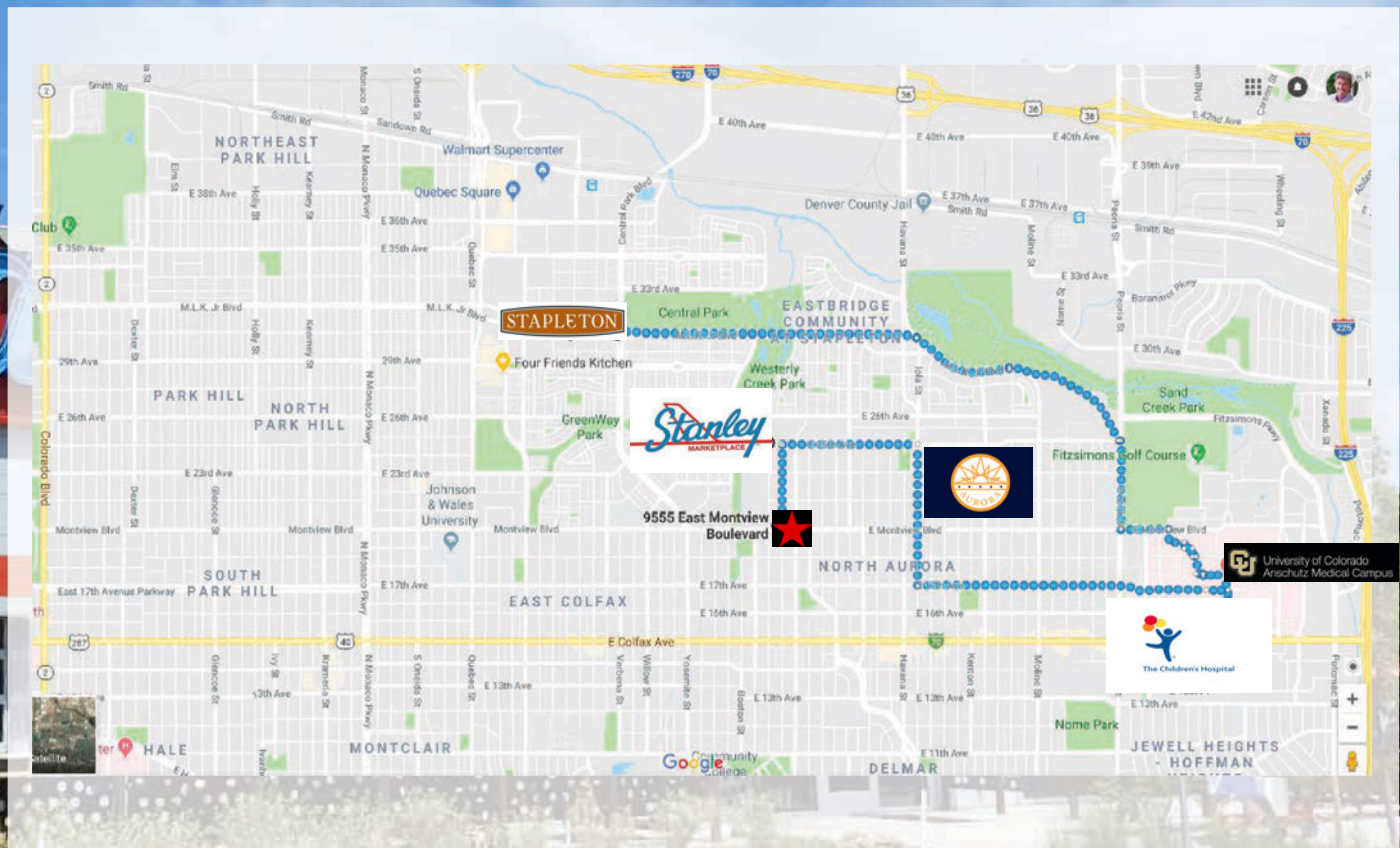


A-TOWN

ALL NEW!
AURORA, COLORADO
LIVE. DINE. SHOP. WORK. PLAY.

JOIN THE
MOVEMENT!



www.tjccommercial.com

GREG POND
303.720.9199

JEFF STAHLHUT
720.937.3970

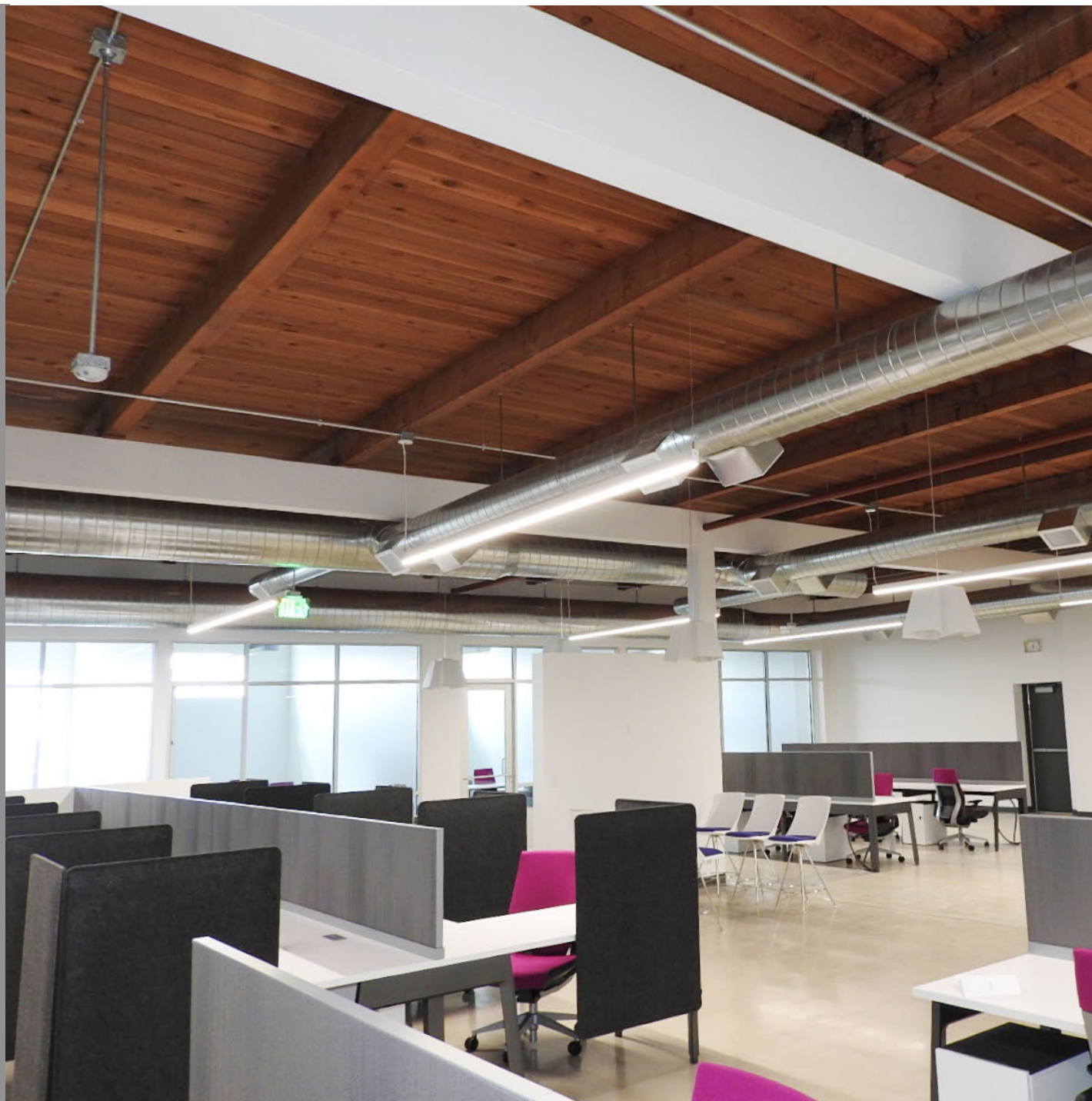


9555
MONTVIEW BLVD
AURORA, CO 80010

AVAILABLE

RETAIL SPACE FOR
LEASE

PROUDLY SERVING
LOCAL BUSINESSES IN
STAPLETON AND THE
GREATER DENVER AREA.

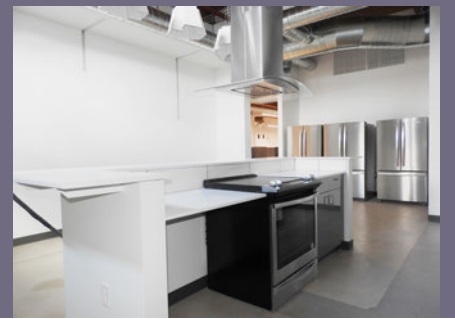
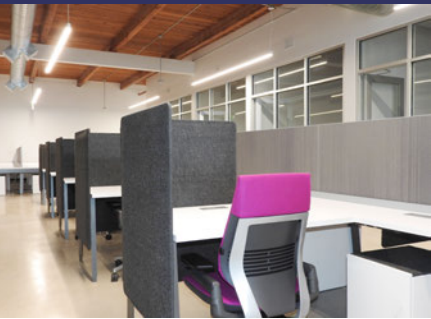


www.tjccommercial.com

GREG POND
303.720.9199

JEFF STAHLHUT
720.937.3970





- AURORA IS THE THIRD LARGEST CITY IN COLORADO
- CLOSE PROXIMITY TO MAJOR HIGHWAYS & DOWNTOWN
- ADJACENT TO STAPLETON NEIGHBORHOOD AND NEW CONSTRUCTION HOMES

- DUBBED AS THE OPPORTUNITY TRIANGLE: STAPLETON, LOWRY & FITZSIMONS MEDICAL CAMPUS
- GORGEOUS CO-WORKING SPACE WITH BUILDING AMENITIES
- HIGH TRAFFIC COUNT WITH IMPECCABLE LOCATION

- **BUILDING SIZE: 18,000 SF**
- **AVAILABLE: 6,289 SF**
- **DIVISIBLE: 1,359 SF**
- **PARKING: APPROXIMATELY 70 SPACES**

bottom line



PROJECTION

21.52% PROJECTED POPULATION GROWTH WITHIN ONE MILE RADIUS OVER NEXT 4 YEARS!



LOCATION

WALKING DISTANCE:
STAPLETON - 5 MINUTES
STANLEY MARKETPLACE - 2 MINUTES
ANSCHUTZ MEDICAL CAMPUS - 10 MINUTES



DEMOGRAPHIC

AVERAGE HOUSEHOLD INCOME:
STAPLETON - \$159,000