

FOR SALE OR LEASE



HIGH TRAFFIC RETAIL INTERSECTION — E. HAMPDEN & S. CHAMBERS

Well situated on the SEC of E. Hampden Avenue and S. Chambers Road in a vibrant retail area. Surrounded by two neighborhood retail centers - Mission Viejo Plaza Shopping Center and Hampden Villa. Aurora is Denver's most populous suburb.

Lease Rate

\$10.00/sf NNN

Size

35,748 SF

2.75 Acre Lot

Sale Price

\$2,900,000

Call Sam today for details!

Property Highlights

- Vibrant neighborhood retail area in Aurora
- Just north of the Public Library, an area activity generator
- Great owner/user opportunity
- Zoned PCZD comm (B-1)
- 4.07:1,000 SF parking ratio (143 spaces)



E. HAMPDEN AVENUE
S. CHAMBERS ROAD

35,017 VPD

32,128 VPD

Partnership. Performance.

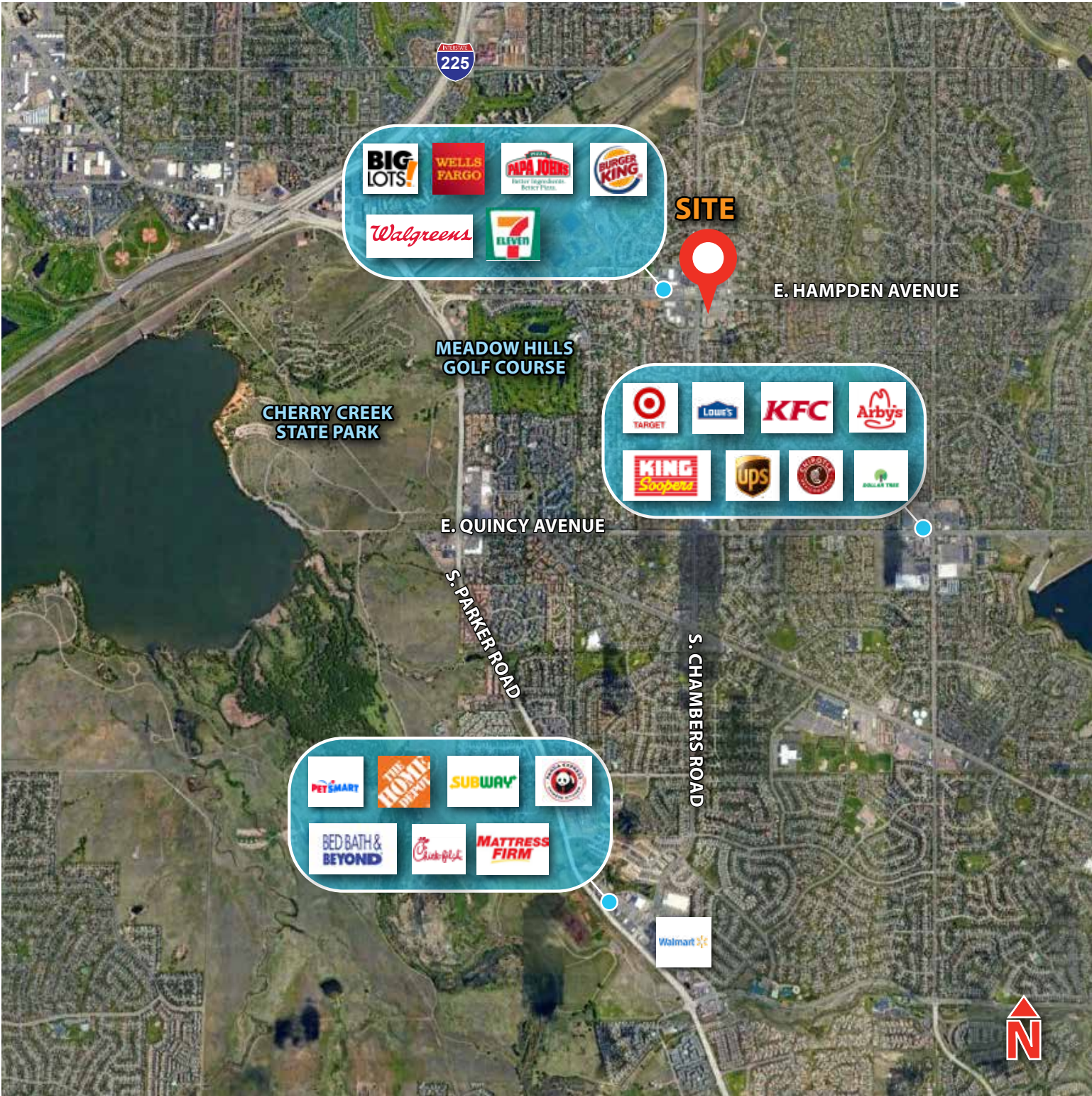
For more information, please contact:

Sam Crowe, Senior Associate

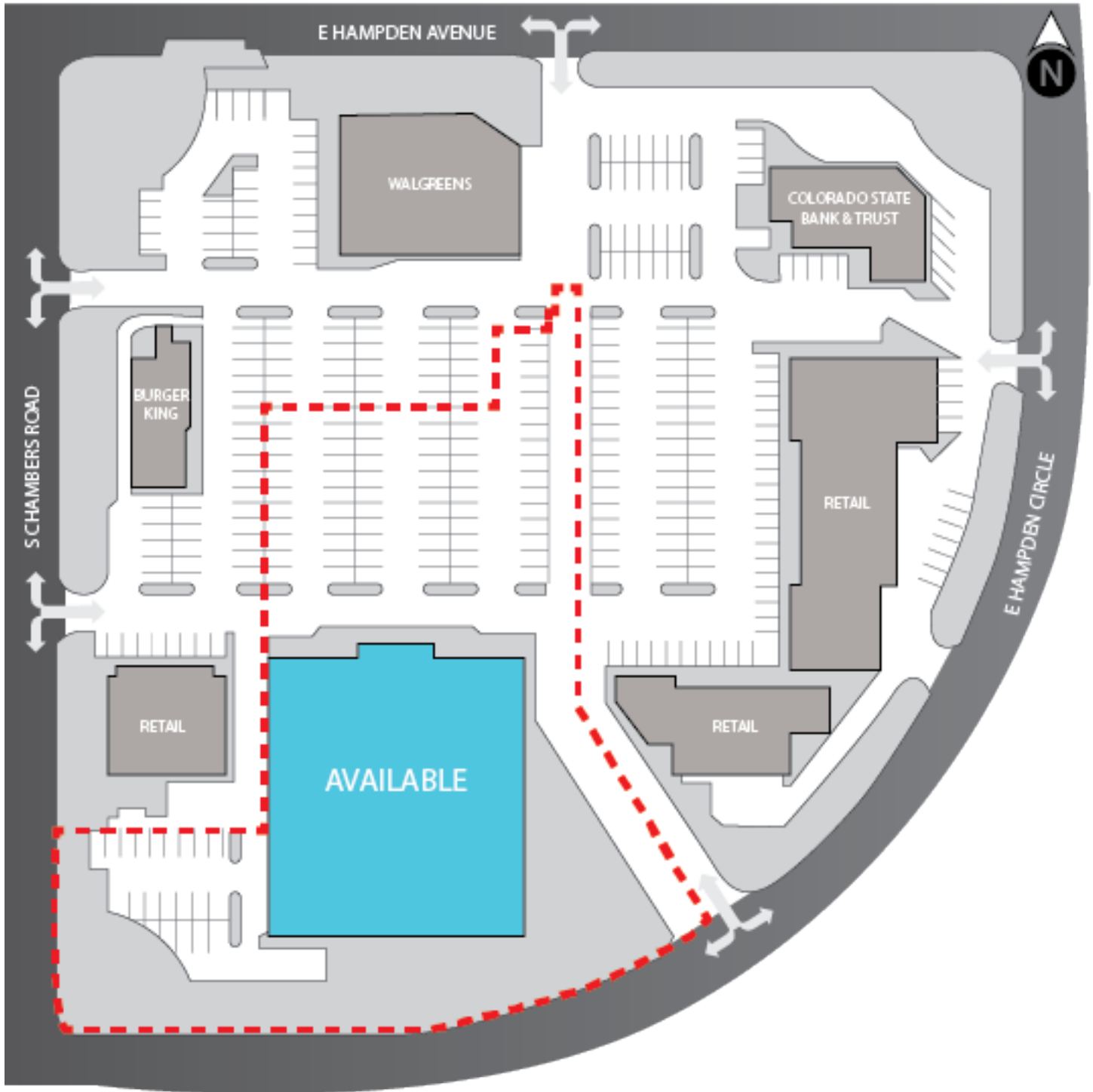
303.390.0957

sam.crowe@avisonyoung.com

Amenities Map



Site Plan

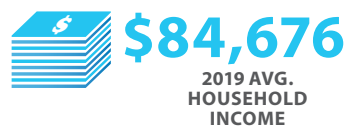


Location Aerial



Trade Area Demographics

Within 1 Mile



Within 5 Mile

