

FOR SALE OR LEASE

Aurora, CO

15380 E. Hampden Avenue



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)



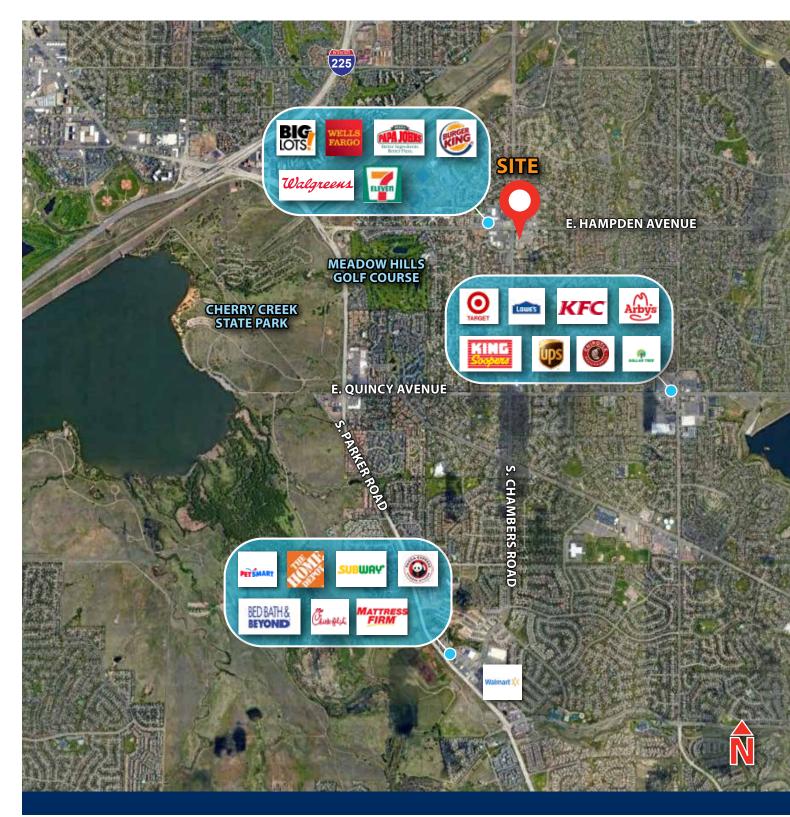
Partnership. Performance.

For more information, please contact: **Sam Crowe,** Senior Associate 303.390.0957 sam.crowe@avisonyoung.com



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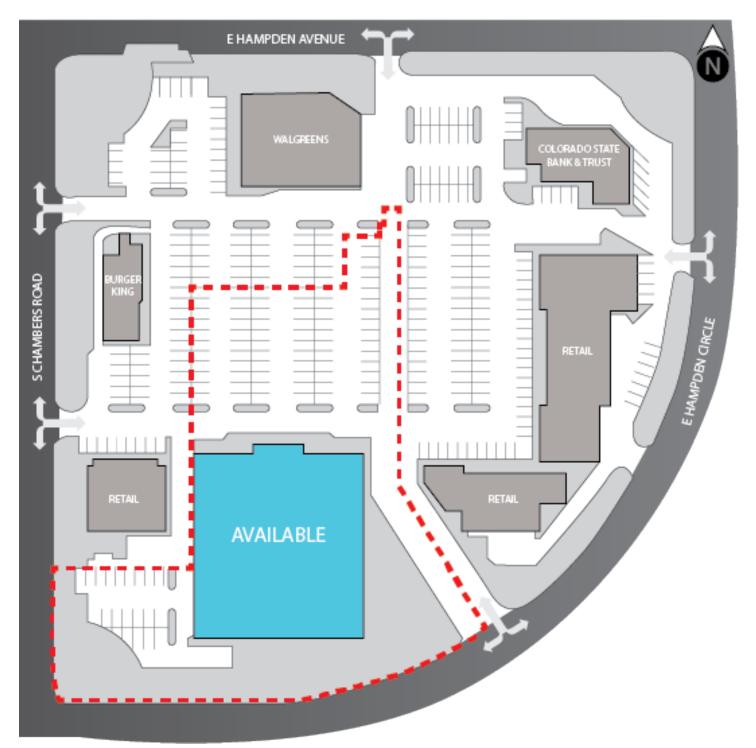
Amenities Map





15380 E. Hampden Avenue

Site Plan







15380 E. Hampden Avenue

Location Aerial



Trade Area Demographics

Within 1 Mile



Within 5 Mile 368,115 2019 POPULATION



144,192 2019 HOUSEHOLDS









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