

**FOR  
LEASE**

# East Iliff Plaza

ILIFF AVENUE & BUCKLEY ROAD

16860 East Iliff Avenue  
Aurora, Colorado 80013



## Property information

- Attractive retail center located at SWC of Iliff Ave & Buckley Road
- Landlord has the ability to add tenant finish allowance  
Free standing 7,800 SF building available
- Reasonable shopping center expenses

## Available Space

#16868	1,200 SF
#16876	Leased
#16734/36	1,600 SF
#16740/42	1,600 SF

## Rent

Starting from \$10.00/SF NNN  
NNN = \$4.00/SF



## Demographics (Source: Allocate Data 2013)

	1 mile	3 miles	5 miles
Population	20,568	155,601	325,314
Average HH Income	\$67,829	\$64,921	\$66,589
Employees	2,526	30,196	79,512
Businesses	277	3,046	7,761

## Area Traffic (Source: Google Earth 2012)

On Iliff Ave east of Buckley Rd	29,996 cars/day
On Iliff Ave west of Buckley Rd	37,735 cars/day
On Buckley Rd north of Iliff Ave	30,362 cars/day



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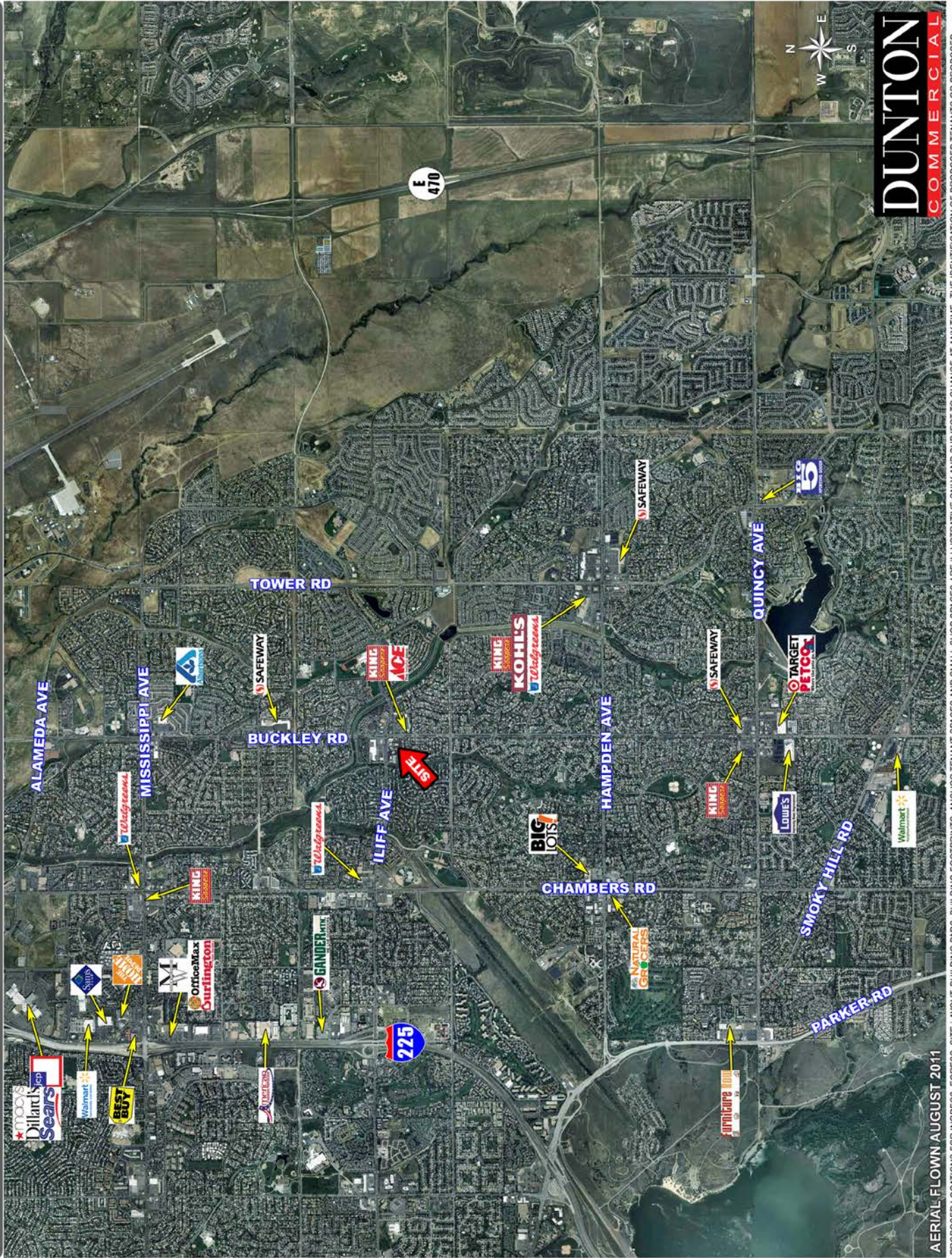
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*Iliff Avenue & Buckley Road*



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