

FOR LEASE > RETAIL SPACE

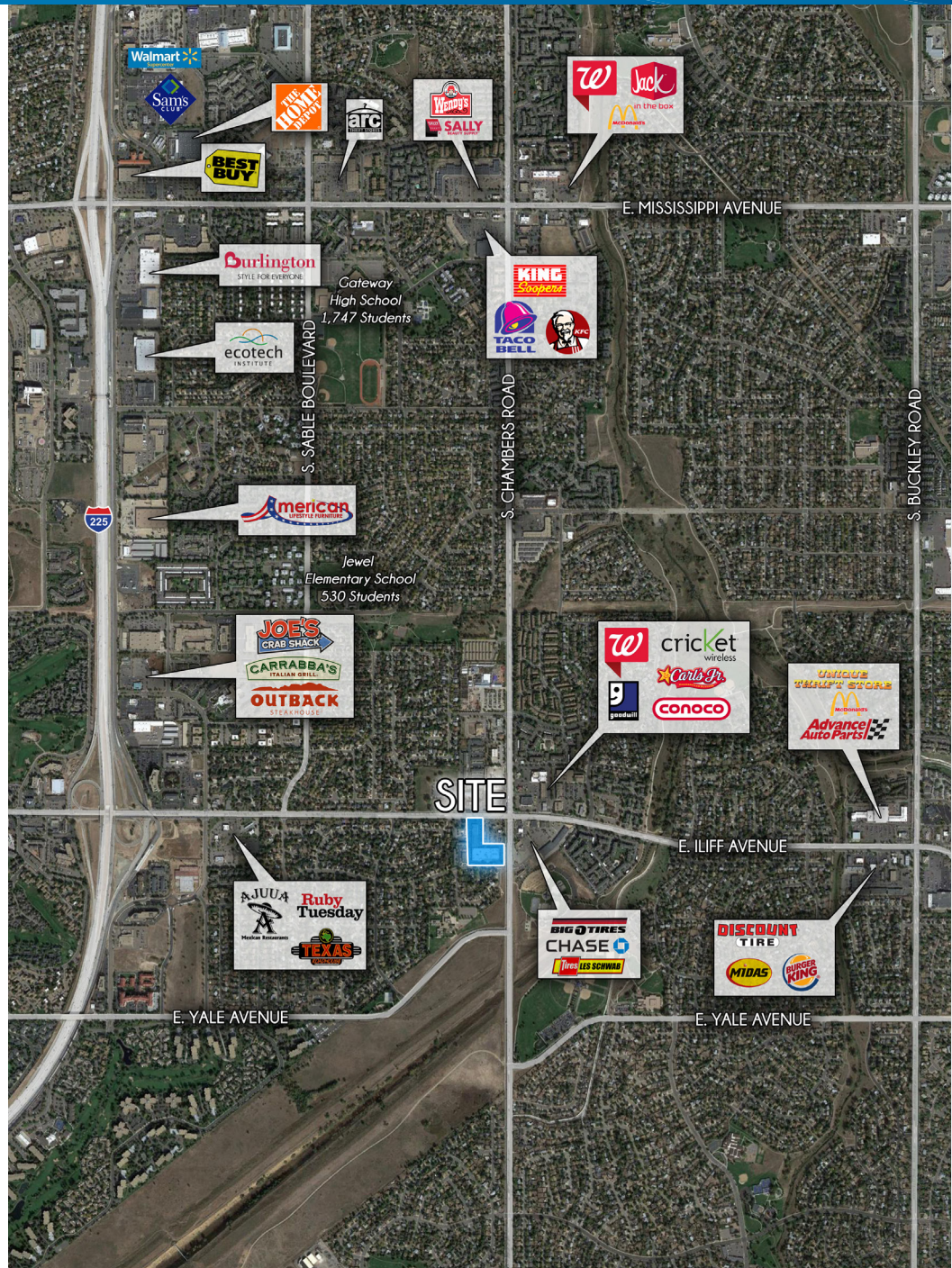
Iliff Plaza

15200-15290 E. ILIFF AVENUE | AURORA, CO 80014

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JOIN WALMART NEIGHBORHOOD MARKET!



Building Information

- > Available: 1,360 - 1,563 SF
- > Lease Rate: \$16.00-\$18.00/SF NNN
- > NNN: \$6.23/SF

Highlights

- > Walmart Neighborhood Market anchored center
- > High traffic intersection
- > Easy access to and from the center
- > Surrounded by strong national tenants

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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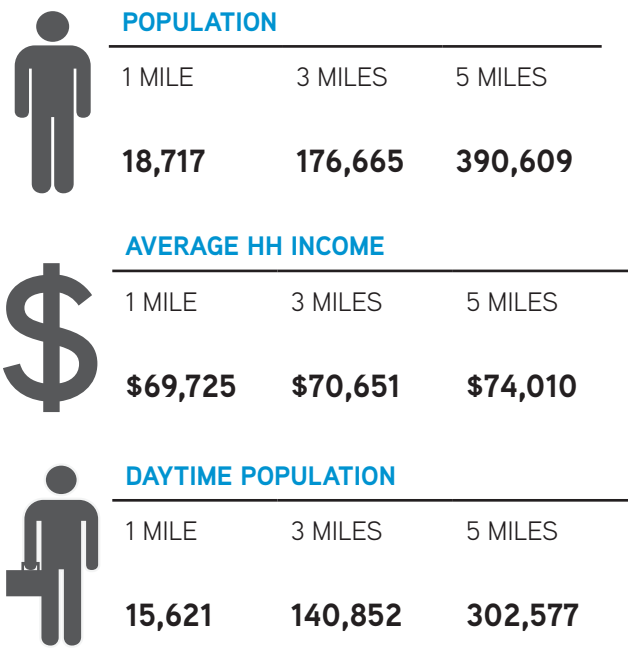
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Demographics



All Demographics are 2017 Estimates courtesy of ESRI



Traffic Counts

E. ILIFF AVE. WEST OF S. CHAMBERS RD.:
41,709 VPD

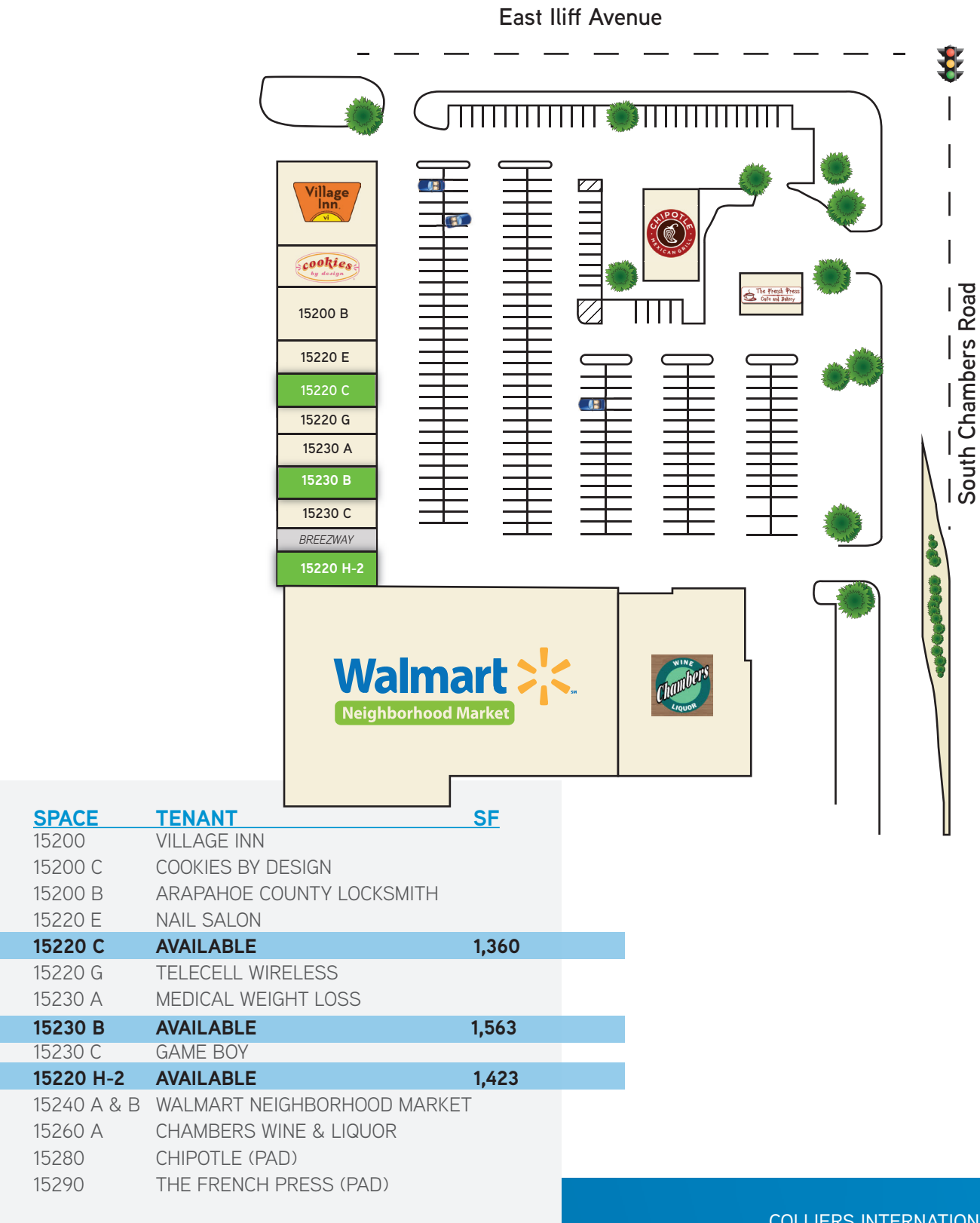
E. ILIFF AVE. EAST OF S. CHAMBERS RD.:
38,891 VPD

S. CHAMBERS RD. NORTH E. ILIFF AVE.:
32,872 VPD

S. CHAMBERS RD. SOUTH OF E. ILIFF AVE.:
34,300 VPD

All traffic counts are 2016 Estimates courtesy of MPSI

Site Plan



SPACE	TENANT	SF
15200	VILLAGE INN	
15200 C	COOKIES BY DESIGN	
15200 B	ARAPAHOE COUNTY LOCKSMITH	
15220 E	NAIL SALON	
15220 C	AVAILABLE	1,360
15220 G	TELECELL WIRELESS	
15230 A	MEDICAL WEIGHT LOSS	
15230 B	AVAILABLE	1,563
15230 C	GAME BOY	
15220 H-2	AVAILABLE	1,423
15240 A & B	WALMART NEIGHBORHOOD MARKET	
15260 A	CHAMBERS WINE & LIQUOR	
15280	CHIPOTLE (PAD)	
15290	THE FRENCH PRESS (PAD)	