

# HOFFMAN HEIGHTS - RETAIL/OFFICE STOREFRONT

618-750 Peoria St, Aurora, CO 80011

FOR LEASE



## OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Available SF:  | 2,590 - 4,800 |
| NNN            | \$8.37/SF/YR  |
| Lot Size:      | 13.49 Acres   |
| Year Built:    | 1959          |
| Building Size: | 167,485 SF    |
| Market:        | Aurora        |
| Traffic Count: | 36,826        |

## PROPERTY HIGHLIGHTS

- Anchored by USPS, Dollar Tree, Chocolatta Furniture, Family Dollar, and Oak Street Health
- One mile from 2 major hospitals
- Busy, high traffic Peoria & 6th Ave trade area
- One mile from I-225
- Signalized intersection
- Great tenant mix - seeking, home decor, physical therapy, personal trainer/small gym, body sculpting, real estate office, medical supplies, job placement
- Two monument signs - one at Peoria St. and one at 6th Ave.
- Ample parking
- Across from Del Mar Park

### CHARLES NUSBAUM

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### CHRIS VINCENT

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660 Peoria exterior view looking south

## LEASE INFORMATION

Lease Type: NNN (\$8.37)

Total Space: 2,590 - 4,800 SF

Lease Term: Negotiable

Lease Rate: \$16.00 SF/YR

## AVAILABLE SPACES

| SUITE              | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                                                      |
|--------------------|-----------|-----------|------------|---------------|----------------------------------------------------------------------------------------------------------------------------------|
| 660 Peoria St.     | Available | 4,800 SF  | NNN        | \$16.00 SF/yr | Open retail area, private office, ADA restroom and large storage area. (Western wear tenant expanded to 9,600 SF at 644 Peoria). |
| 690 C-D Peoria St. | Available | 2,590 SF  | NNN        | \$16.00 SF/yr | Former staffing company - lobby, conference room, offices/training room(s) and/or storage, 3 restrooms                           |

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Exterior view looking north



West facing units along Peoria

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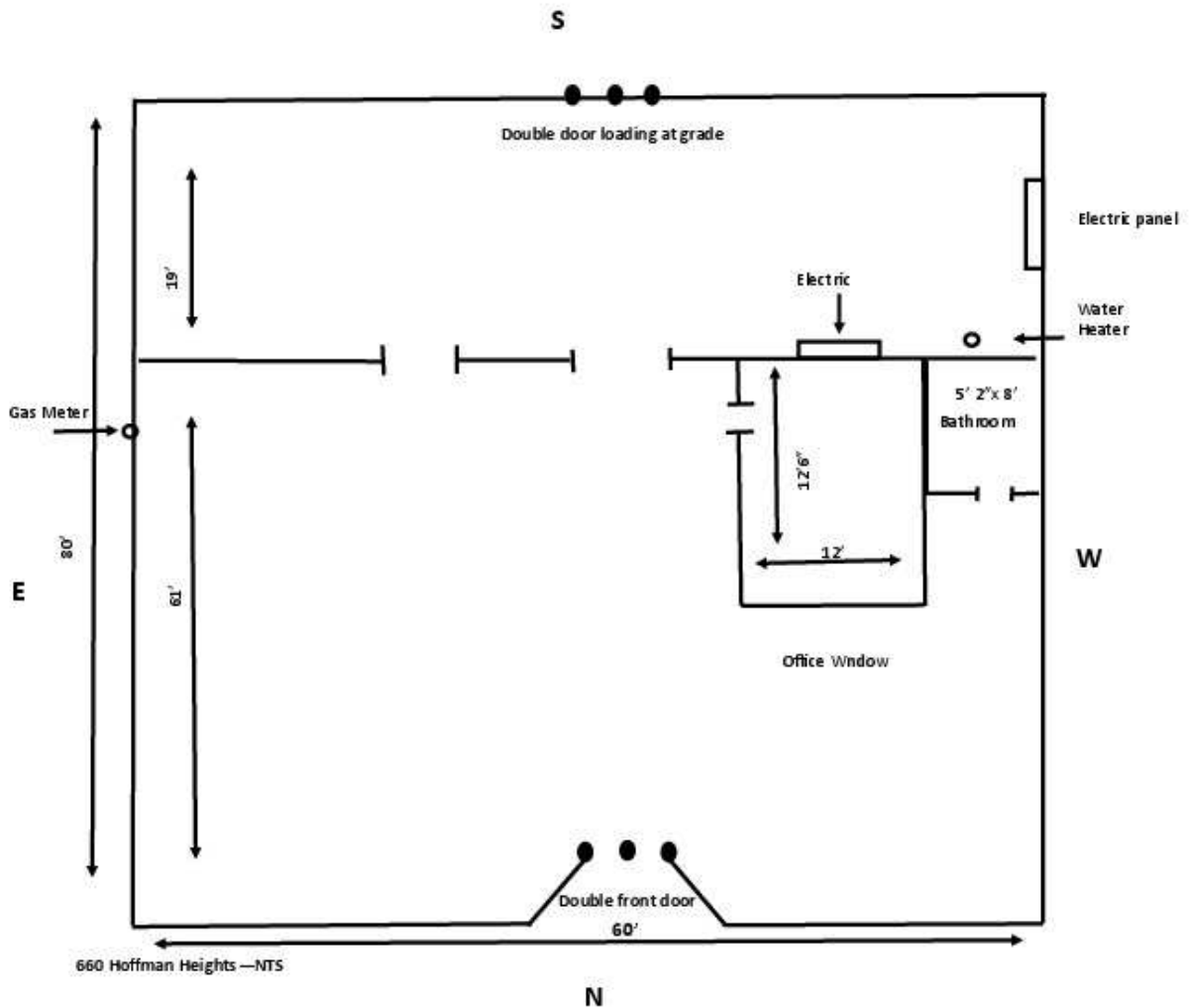
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(E) CONCRETE COLUMN

(N) DRINKING FOUNTAIN

(N) MEN

(N) STORAGE

(N) TRAINING CONFERENCE

(N) RECRUITER

(N) BD MANAGER

(N) LOBBY

(E) WOMEN

(E) PRIVATE R.R.

(E) JAN

(E) BREAKROOM

(E) BRANCH MANAGER

(E) DISPATCH

(E) LOBBY

TOOL STORAGE

(E) HALL

7'-1"

11'-10"

10'-4"

8'-1"

8'-1"

10'-10"

14'-0"

35'-0"

74'-1 1/2"

48'-4"

24'-2"

6'-0"

1

PROPOSED FLOOR PLAN

A2.1 1/32" = 1'-0"

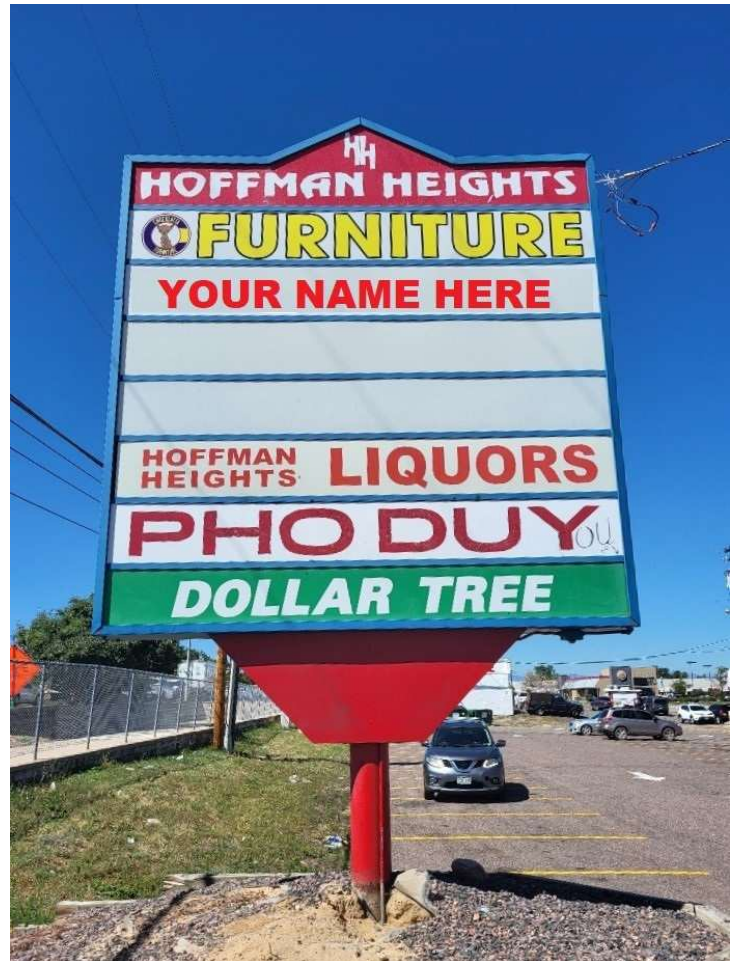
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Peoria St. Main entrance sign



6th Ave. sign

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| Unit #           | Tenant                            | SF            |
|------------------|-----------------------------------|---------------|
| 618              | Wash Time Laundry                 | 3,200         |
| 620              | Family Dollar Stores              | 11,256        |
| 636 A            | China Chef                        | 1,300         |
| 636 B            | Boost Mobile                      | 1,100         |
| 636 C            | Hoffman Heights Barber            | 900           |
| 638 A            | All World Trust Services          | 1,000         |
| 638 B            | AWTS                              | 2,500         |
| 640              | Zoe Beauty Supply                 | 3,750         |
| 644              | El Camello Western Wear           | 9,600         |
| 648              | Pasteles Cisne                    | 1,600         |
| 652              | Pasteles Cisne                    | 3,200         |
| <b>660</b>       | <b>AVAILABLE</b>                  | <b>4,800</b>  |
| 664              | Nueva Era Salon                   | 1,200         |
| 666              | Natura Herbs and Vitamin          | 1,200         |
| 668              | Natura Herbs and Vitamin          | 1,200         |
| 672              | Attorney Lee Balman               | 1,200         |
| 680              | Pho Duy                           | 2,400         |
| 690 A – B        | Lucky Star Family Mart            | 2,680         |
| <b>690 C – D</b> | <b>AVAILABLE</b>                  | <b>2,590</b>  |
| 690 E – F        | Adult Day Care                    | 2,958         |
| <b>690 M</b>     | <b>AVAILABLE FOR SUBLEASE</b>     | <b>16,308</b> |
| 694              | Nutritional Training              | 2,501         |
| 696              | Chocolatta Furniture              | 16,825        |
| 710              | Americo Watch Repair              | 600           |
| 712              | Las Tortugas                      | 1,800         |
| 714              | Festival Dulcelandia Party Supply | 1,600         |
| 716              | La Madre Mexican Snack            | 1,600         |
| 718              | Floreria La Nube                  | 1,600         |
| 720              | Fiesta Insurance                  | 1,200         |
| 722              | Benny's Mart                      | 1,200         |
| 724              | Aurora Dental Group               | 3,300         |
| 728              | Hoffman Heights Liquor            | 4,500         |
| 730              | Hoffman Heights Liquor            | 5,018         |
| 736              | Idea Forum                        | 4,000         |
| 738 A            | Dollar Tree                       | 13,020        |
| 738 D            | U.S. Postal Service               | 13,820        |
| 738 H            | Del Mar Eye Care                  | 1,920         |
| 738 J            | Comunidad Latina, LLC             | 3,840         |
| 740              | Humana Oak Street Health          | 10,500        |
| 746              | Donuts                            | 1,320         |
| 750              | Nail's First                      | 1,054         |

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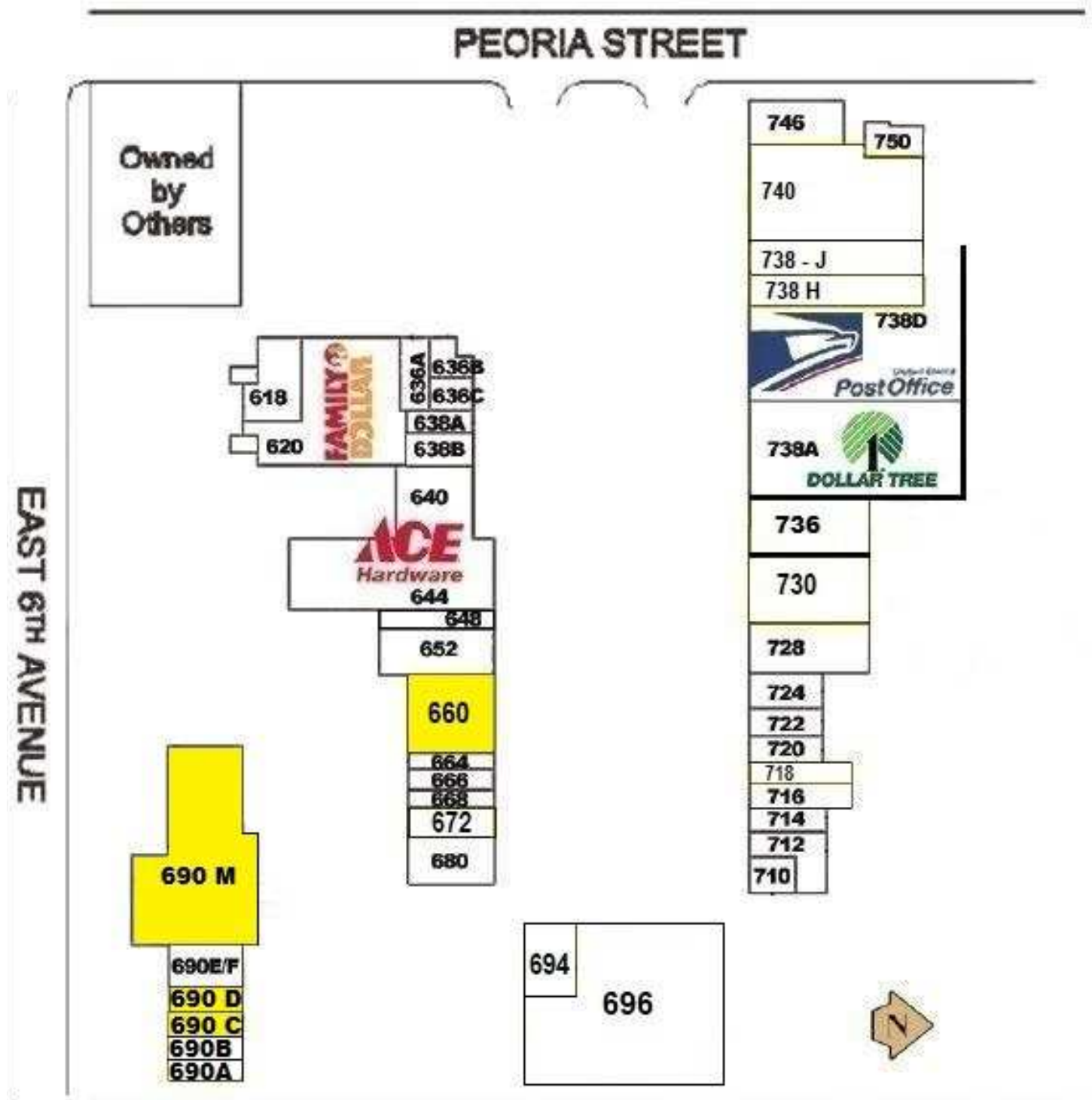
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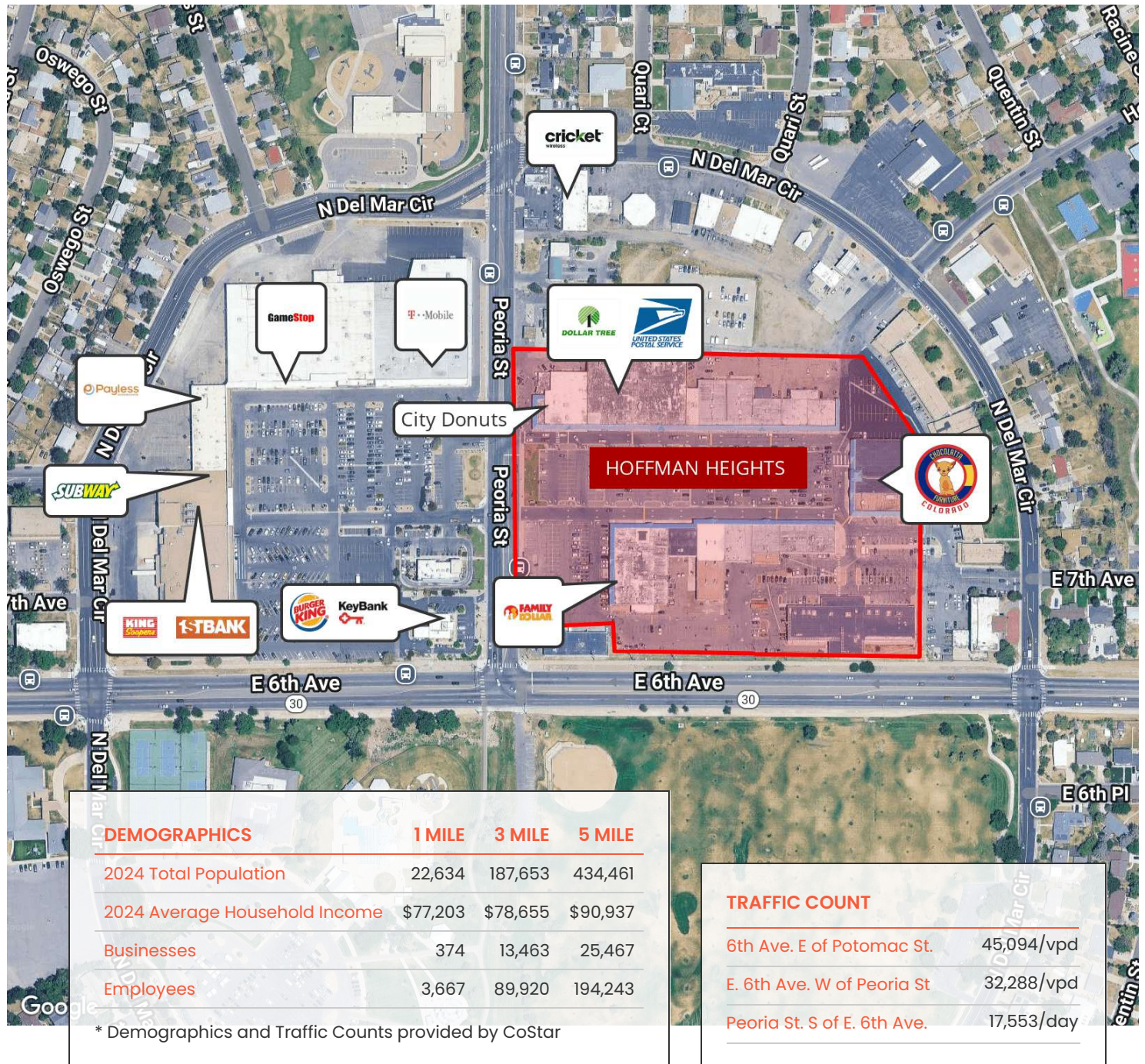
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