

HOFFMAN HEIGHTS – RETAIL/OFFICE STOREFRONT

618-750 Peoria St, Aurora, CO 80011

FOR LEASE



OFFERING SUMMARY

Available SF: 2,590 – 16,308
NNN \$8.90/SF/YR
Lot Size: 13.49 Acres
Year Built: 1959
Building Size: 167,485 SF
Market: Aurora

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 dentist, 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

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LEASE INFORMATION

Lease Type:	NNN (\$8.90)	Lease Term:	Negotiable
Total Space:	2,590 – 16,308 SF	Lease Rate:	\$16.00 – \$25.00SF/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
690 M Peoria St.	Available	16,308 SF	NNN	Negotiable	Former Plasma Center with prominent entrance, multiple offices and access points, large open rooms, warehouse with van-height dock and signage exposure to 6th Ave.
724 Peoria St.	Available	3,300 SF	NNN	\$25.00 SF/yr	Available Q3 2026. Dentist office features reception room, 4 offices, 6 treatment stations, 4 treatment rooms, break room and storage area

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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
660	AVAILABLE	4,800
664	Nueva Era Salon	1,200
666	Natura Herbs and Vitamin	1,200
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672	Attorney Lee Balman	1,200
680	Pho Duy	2,400
690 A – B	Lucky Star Family Mart	2,680
690 C – D	AVAILABLE	2,590
690 E – F	Adult Day Care	2,958
690 M	AVAILABLE	16,308
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	AVAILABLE QUARTER 3 2026	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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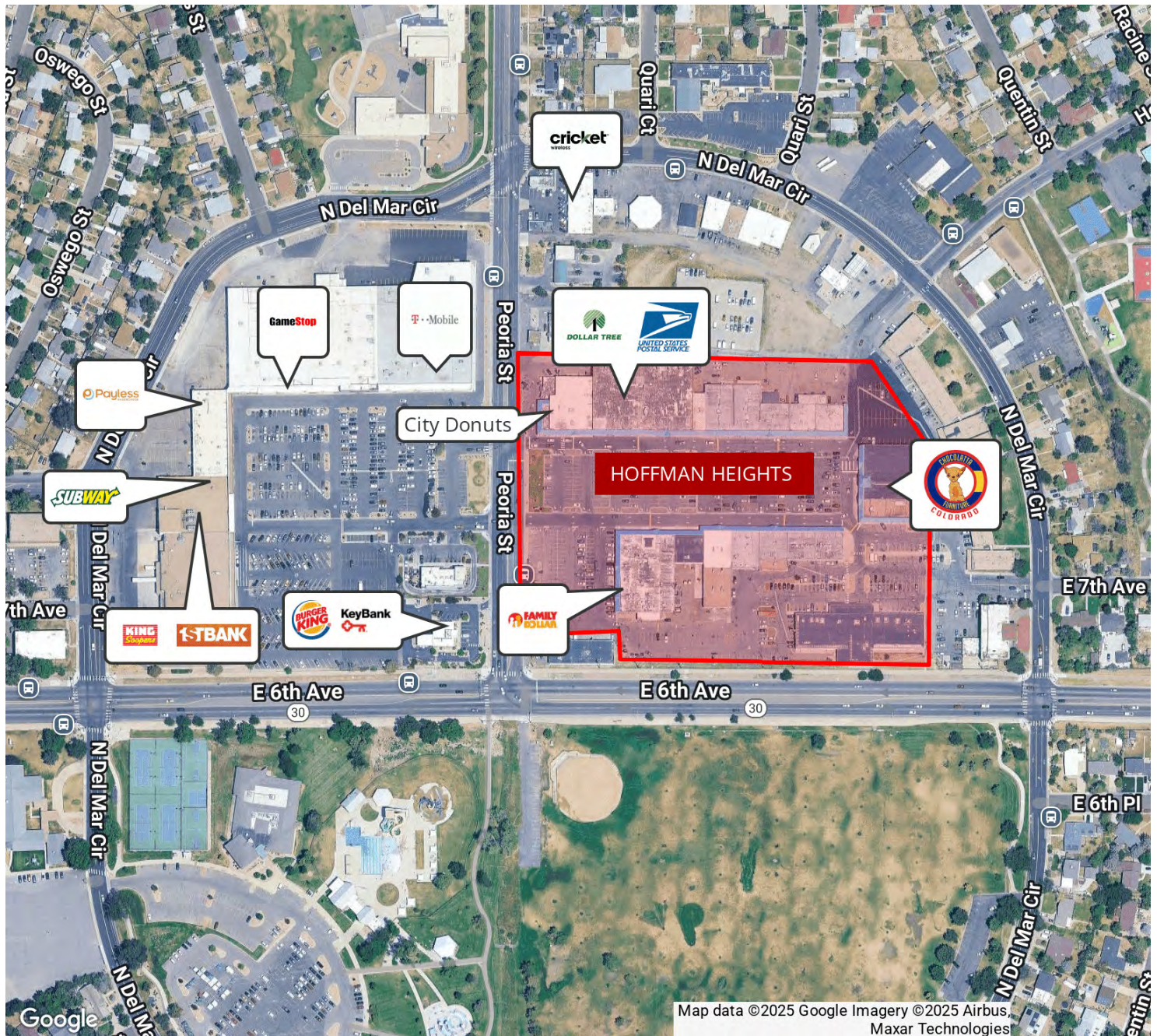
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