

# RETAIL BUILDING FOR LEASE

11310 E. Colfax Avenue, Aurora, CO 80010



## OVERVIEW

Hoff & Leigh presents an exciting lease opportunity for a long-term, nationally recognized coffee chain or fast casual restaurant tenant. Located at the corner of Colfax and Macon, this property provides excellent roadside visibility with exposure to more than 65,000 vehicles per day. This site delivers an excellent customer base with over 20,000 workers employed one mile east at Anschutz Medical Campus.

11310 E Colfax Ave is undergoing major changes to renovate and update the building with a projected completion date of October 2021. Upon completion, a 3,500 SF gray shell space with tenant improvements will be available and in-line with AFC Urgent Care.

## HIGHLIGHTS

- Brand New Restaurant Space (October 2021)
- New Retail, Residential and Hotel Projects
- Medical Campus Employing 20,000 +
- Great Exposure in Busy Commercial Corridor
- 65,000 VPD on Colfax
- 3 Mile Population: 180,000
- Excellent Visibility
- Aurora Retail Sub Market



### Lease Rate:

\$24.00 SF/YR  
(+\$6.00 - \$7.00 NNN)



### Building Size:

3,500 SF



### Lot Size:

24,500 SF



### Zoning:

B-1

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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E COLFAX AVE

BUILDING DEMOLITION. NEW CONSTRUCTION EXPECTED OCTOBER 2021.

MACON ST



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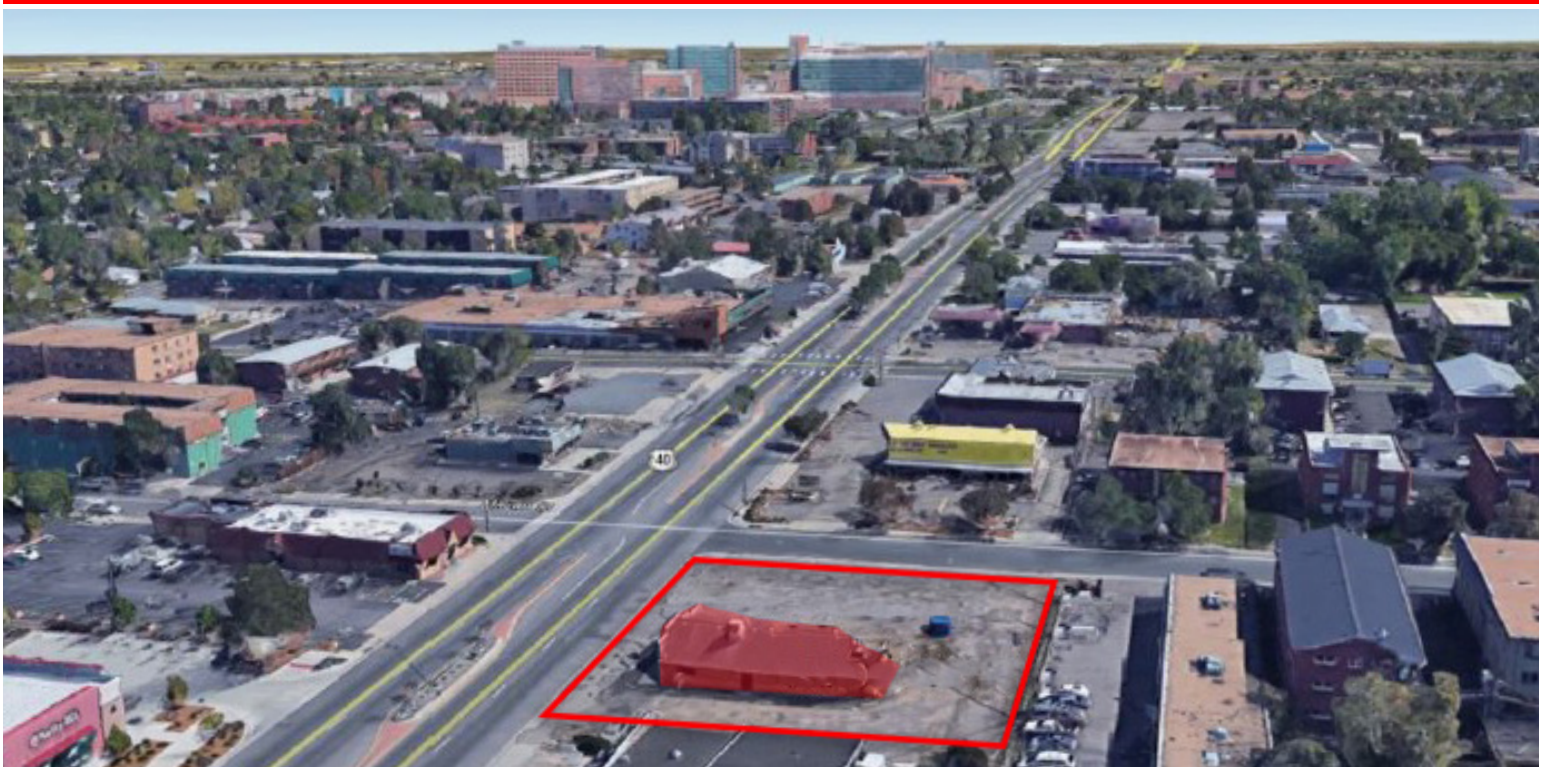
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## DEMOGRAPHICS



171,350  
Population



Median Age



Average  
Household Size

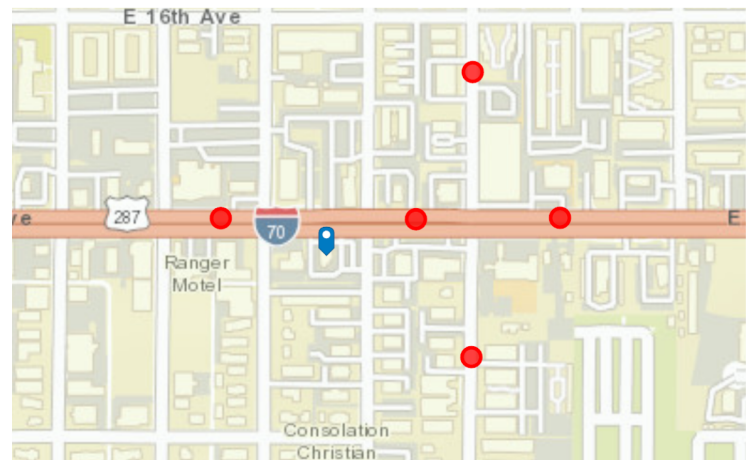


\$52,137

Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Macon St	33,200	0.1
Lima St	33,000	0.1
I- 70 Bus	3,904	0.1
E 16th Ave	4,150	0.1
Moline St	34,900	0.1



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