

FOR LEASE

Former Rite Aid

19291 E. Quincy Ave | Aurora, CO 80015



FORMER RITE-AID W/ DRIVE-THRU | NEW LEASE RATE



Overview

AVAILABLE	7,500 - 15,180 SF
LOT SIZE	1.54 Acres 67,082 SF
LEASE RATE	\$14.00 / SF
GROUND LEASE	\$185,000.00
PROPERTY TAXES 2020	\$67,208.94
MAINTENANCE	Tenant to self-maintain
PARKING	67 surface spaces
YOC	1999
CITY / COUNTY	Aurora / Arapahoe

Description

- Hard corner site with prominent visibility
- Monument signage available
- Strong demographics in a growing community
- Ownership will demise for the right tenant(s)
- Well suited for traditional retail or light medical uses

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	18,900	147,416	272,179
Total Households	6,290	49,892	99,758
Average HH Income	\$101,998	\$114,531	\$105,005
Daytime Population	13,961	111,529	222,242

Year: 2020 | Source: Esri

Traffic Counts

Quincy Ave: w/o Reservoir Rd	21,983 VPD
Quincy Ave: e/o Reservoir Rd	21,440 VPD
Reservoir Rd: n/o Quincy Ave	24,110 VPD

Year: 2015, 2017, 2019 | Source: DRCOG

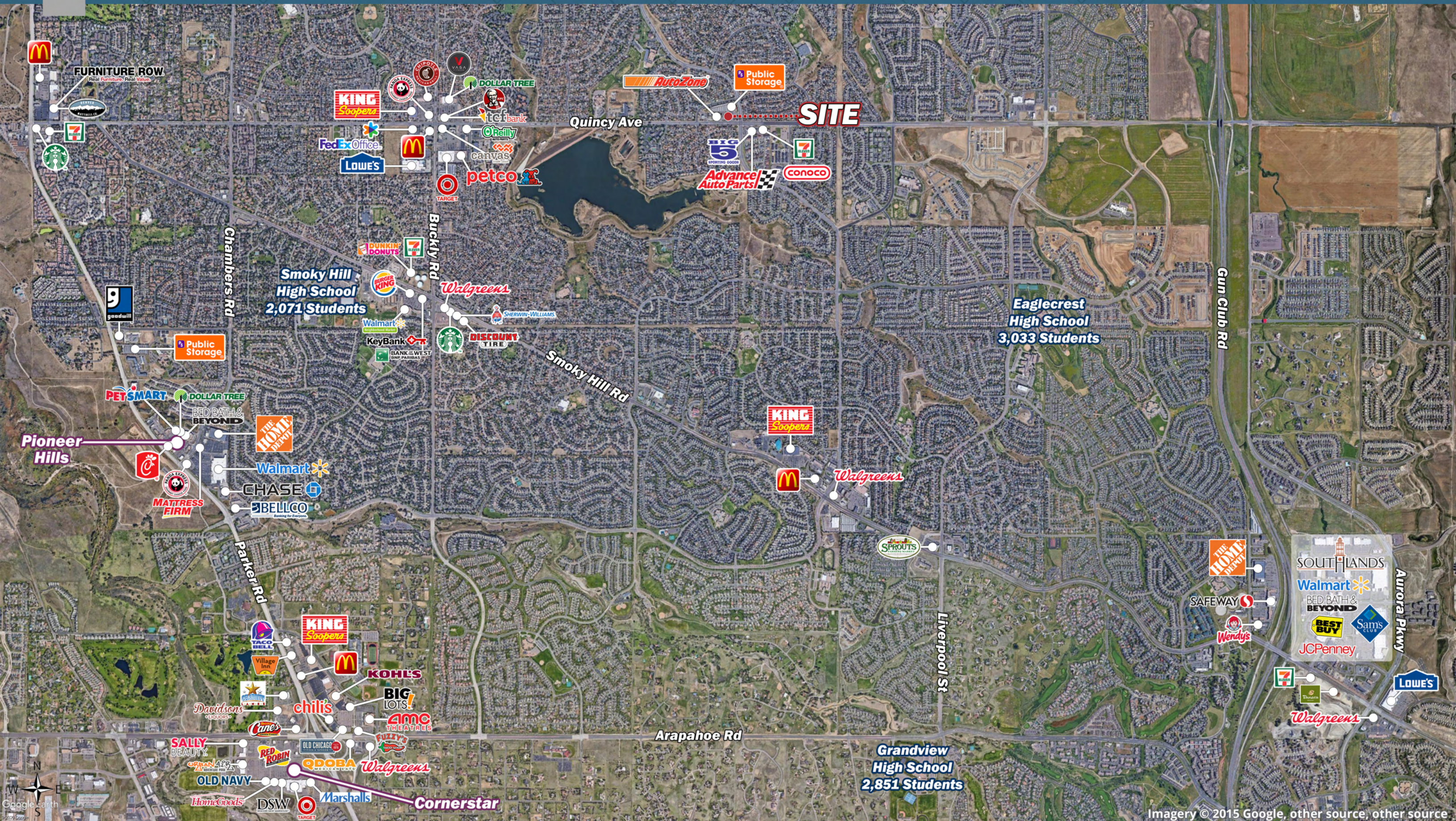
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	1 mile	3 miles	5 miles
Population			
2000 Population	16,098	107,906	182,968
2010 Population	18,167	134,889	243,203
2020 Population	18,900	147,416	272,179
2025 Population	19,501	154,344	287,467
2000-2010 Annual Rate	1.22%	2.26%	2.89%
2010-2020 Annual Rate	0.39%	0.87%	1.10%
2020-2025 Annual Rate	0.63%	0.92%	1.10%
2020 Male Population	49.4%	49.4%	48.9%
2020 Female Population	50.6%	50.6%	51.1%
2020 Median Age	35.6	36.2	36.3
Households			
2000 Households	5,329	36,306	67,444
2010 Households	6,059	46,126	89,942
2020 Total Households	6,290	49,892	99,758
2025 Total Households	6,473	52,001	105,054
2000-2010 Annual Rate	1.29%	2.42%	2.92%
2010-2020 Annual Rate	0.37%	0.77%	1.02%
2020-2025 Annual Rate	0.58%	0.83%	1.04%
2020 Average Household Size	3.00	2.95	2.71
Housing Units			
2020 Total Housing Units	6,459	51,487	104,006
2020 Owner Occupied Housing Units	5,222	40,266	70,674
2020 Renter Occupied Housing Units	1,068	9,627	29,084
2020 Vacant Housing Units	169	1,595	4,248
Race and Ethnicity			
2020 White Alone	69.1%	68.2%	66.1%
2020 Black Alone	11.4%	11.3%	13.0%
2020 American Indian/Alaska Native Alone	0.5%	0.7%	0.7%
2020 Asian Alone	7.4%	9.3%	8.8%
2020 Pacific Islander Alone	0.3%	0.3%	0.3%
2020 Hispanic Origin (Any Race)	16.2%	15.1%	16.5%
Income			
2020 Median Household Income	\$90,990	\$97,188	\$83,781
2020 Average Household Income	\$101,998	\$114,531	\$105,005
2020 Per Capita Income	\$33,995	\$38,816	\$38,344
2019 Population 25+ by Educational Attainment			
Total	12,433	96,987	180,296
High School Graduate	16.2%	16.7%	17.3%
GED/Alternative Credential	3.6%	3.2%	3.4%
Some College, No Degree	23.5%	21.8%	21.9%
Associate Degree	12.2%	11.5%	10.4%
Bachelor's Degree	27.3%	28.0%	27.5%
Graduate/Professional Degree	12.3%	14.1%	14.1%
Daytime Population			
2020 Total Daytime Population	13,961	111,529	222,242
Workers	5,706	46,944	99,667
Residents	8,255	64,585	122,575