



# Available Prime Ground Lease - Approx 130,000 SF

**E Mississippi Ave & S Kenton Way, Aurora, CO 80012**

## Traffic Counts (2011)

On E Mississippi Ave at S Lima St\* **32,149 VPD**

Area Demographics (2011)	1-Mile	3-Miles	5-Miles
Population Estimate	23,764	183,557	427,977
Average HH Income	\$59,816	\$69,938	\$63,547

Sources: 2011 Traffic Counts - DataMetrix (5/15/13) / 2011 Demographics - CoStar Realty Information, Inc. (5/15/13)

*\*S Lima Street is 3 blocks east of S Kenton Way*

# weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

**Sheldon Hayutin**

720-880-2934 direct | 303-888-8597 cell

**Lev Cohen**

720-880-2925 direct | 720-232-4118 cell

[www.weststarcommercial.com](http://www.weststarcommercial.com)



## LAND LEASE / Approx. 130,000 SF

Unsubordinated ground lease

### Adjacent to 130,000 SF Property:

#### Shops at Gardens on Havana

- Buffalo Wild Wings
- Chick-Fil-A
- Dick's Sporting Goods
- Freddy's
- GNC
- Kohl's
- McDonalds
- Petco
- Qdoba
- Radio Shack
- Sprouts Farmers Market
- Starbucks
- Target
- Wells Fargo

Office Depot (opened Fall 2012)  
Toys R Us/Babies R Us (opening 2013)