

Rare Opportunity | Peoria Village Shopping Center

12102-12190 East Mississippi Avenue, Aurora, Colorado 80012

End Cap Available



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Rare Opportunity End Cap For Lease!

RATE	\$18.00 psf
NNN	\$6.62 psf

Traffic Counts (2012)

W on E Mississippi Ave at S Salem St	37,704 VPD
N on S Peoria St at E Arizona Ave	27,775 VPD

Area Demographics (2014)

	1-Mile	3-Miles	5-Miles
Average Est. Population	20,909	189,739	447,679
Average HH Income	\$59,801	\$53,413	\$46,048

Sources: Traffic (2012), Costar DataMetrix (05-15-14)
Demogr (2014), CoStar Realty Information (05-15-14)

Peoria Village, anchored by Safeway, is a well-established retail center, highly visible with easy access from both Peoria Street and Mississippi Avenue and within a strong centralized retail trade district. With its high levels of daily traffic flow in all directions, ample off-street parking and competitive rates, this center is an ideal opportunity worth looking into.



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Lev Cohen

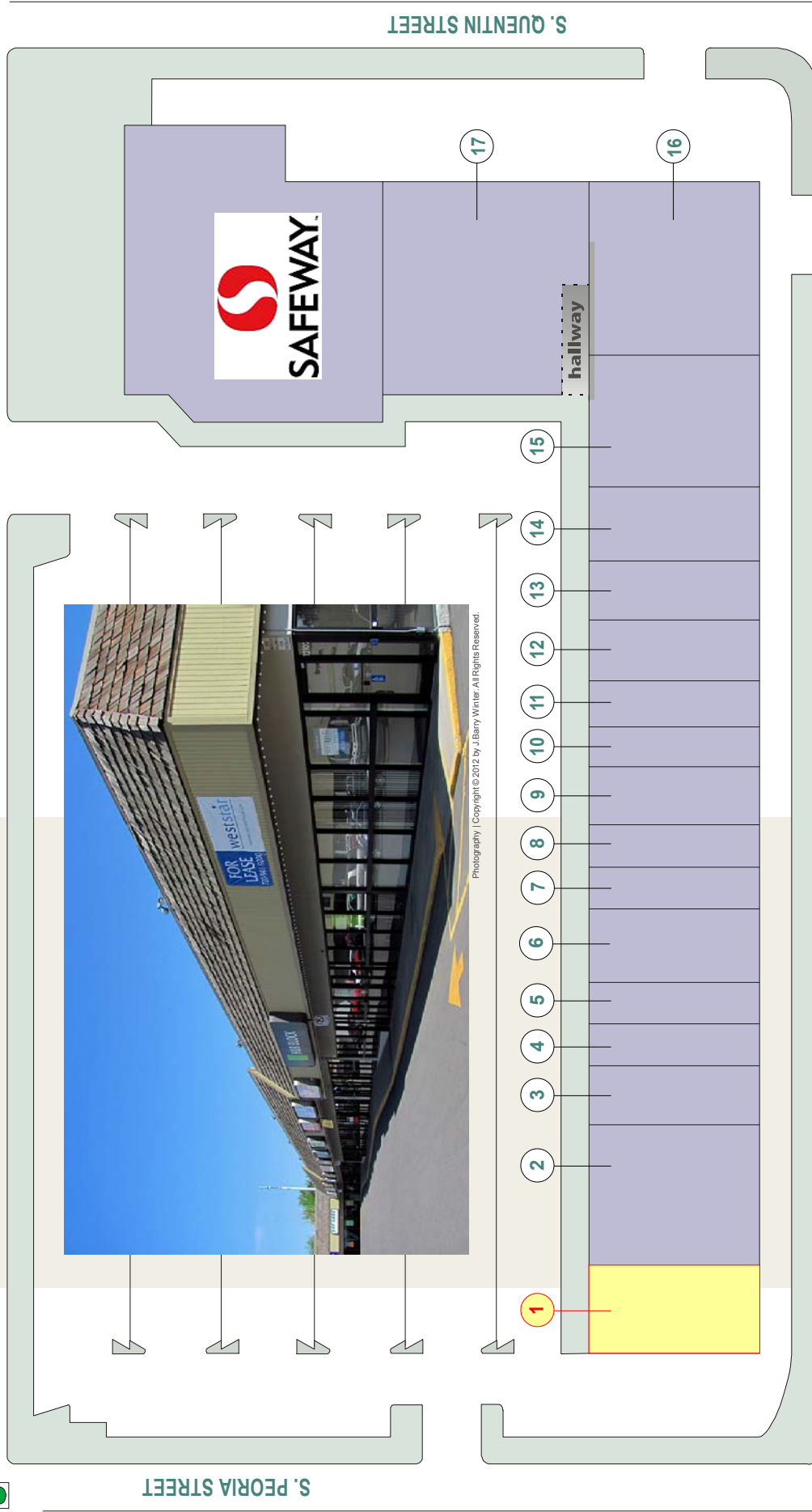
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E. MISSISSIPPI AVENUE



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1 AVAILABLE - 1,680 sf

- 2 H&R Block
- 3 Fortune Kitchen
- 4 Season Custom Tailor
- 5 Cash N Advance
- 6 Millenium Trenz Wireless

- 7 Ice Cream Parlor
- 8 Tobacco
- 9 Ice Cream Shop
- 10 Classic Cuts
- 11 New Image Hair Salon
- 12 Connie's Perfect Nails

- 13 Papa Murphy
- 14 Cremation Society of Colorado
- 15 Sunrise Daycare
- 16 Sunrise Daycare
- 17 Rent-A-Center