

# Uvalda Shoppette

13110 - 13190 East Mississippi Avenue, Aurora, Colorado 80012



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## Retail Space Available

RATE | \$14.00 psf  
 NNN | \$7.62 psf

### Traffic Counts

On E. Mississippi Ave at S. Potomac St. (2002) **44,000 CPD**

Area Demographics (2000)	1-Mile	3-Miles	5-Miles
Population Census	<b>21,033</b>	<b>159,289</b>	<b>362,777</b>
Average HH Income	<b>\$58,510</b>	<b>\$58,071</b>	<b>\$63,813</b>

Sources: Traffic, Data Matrix (2002)  
 Demogr, CoStar Realty Information (2000)

**Uvalda Shoppette**, a retail center that has serviced the established neighborhoods in this Aurora community for more than two decades, is conveniently located on the corner of Mississippi Avenue and Uvalda Street. This shoppette is graced by both a high level of daily traffic and visibility, as well as easy access.



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224  
 720-941-9200 main | 720-941-9202 fax  
**Tim Hakes**  
 720-880-2923 direct | 720-352-9457 cell  
**Stephanie Kamlet**  
 720-880-2924 direct | 303-667-2029 cell  
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13110 - 13190 East Mississippi Avenue, Aurora, Colorado 80012

Stephanie Kamlet

720-880-2924 direct | 303-667-2029 cell

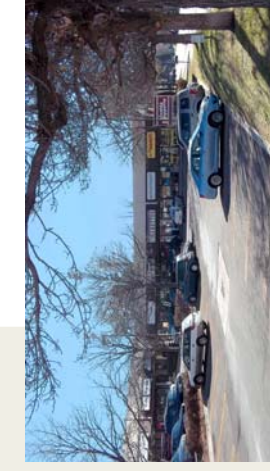
Tim Hakes

720-880-2923 direct | 720-352-9457 cell



E. MISSISSIPPI AVENUE

MCDONALD'S



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- 1 7-Eleven Store
- 2 A&G Wireless
- 3 Available 1,800 sf
- 4 Cafe Paprika
- 5 Adult Day Care
- 6 Timeless Design Salon
- 7 Available 1,320 sf
- 8 King of Cigarettes
- 9 Jackson Hewitt
- 10 Mr. Donut

AVAILABLE  
1,800 SF

AVAILABLE  
1,320 SF

Unit 13122

