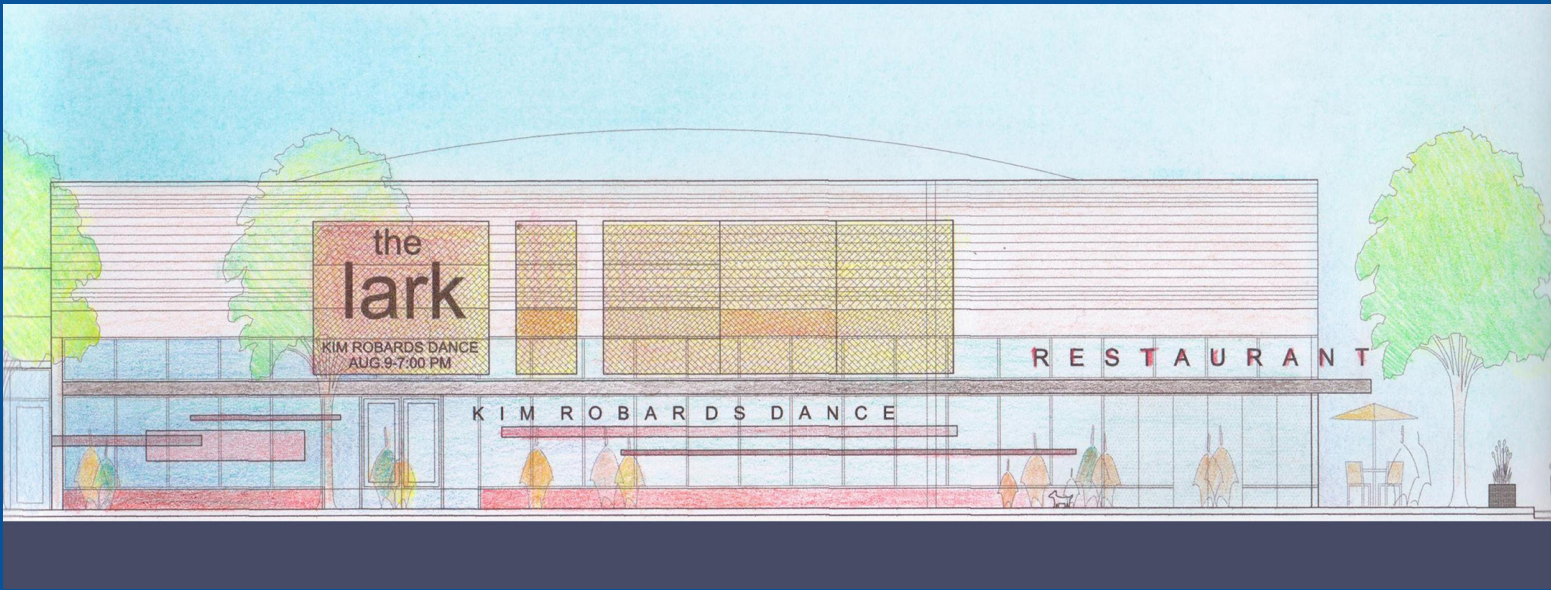


# AURORA CULTURAL ART DISTRICT

9995 EAST COLFAX AVENUE, AURORA, CO 80010

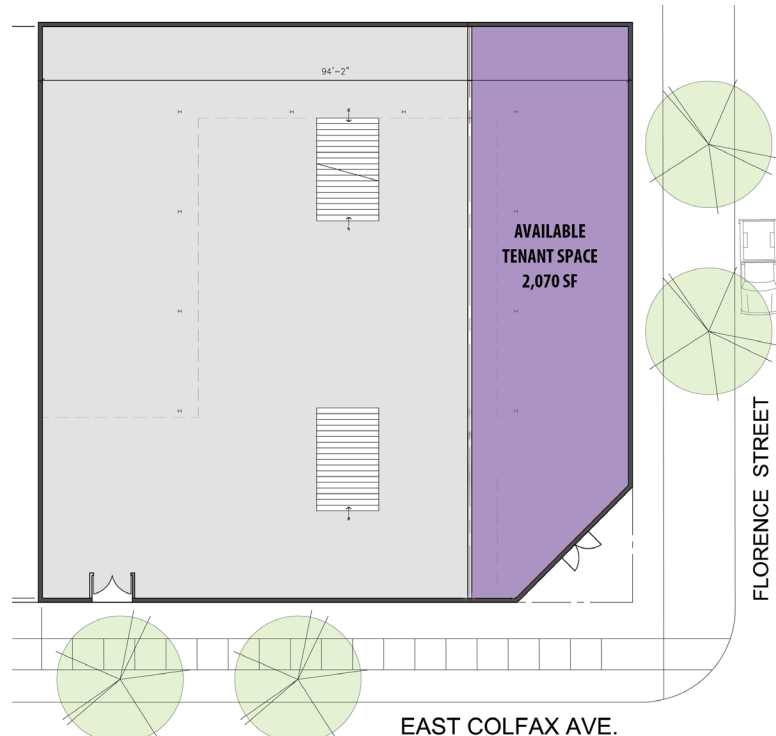


## PROPERTY OVERVIEW:

- ◇ 2,070 SF + 540 SF in Basement Available

## FEATURES:

- ◇ Located on busy Colfax Avenue
- ◇ Excellent visibility
- ◇ Great location for a café or restaurant



FOR MORE INFORMATION, CONTACT:

**SCOTT CROSBIE**

D: 720-287-6869

C: 303-881-2211

[SCROSBIE@CREGINC.COM](mailto:SCROSBIE@CREGINC.COM)

**FORREST HUNT**

D: 720-598-6049

C: 303-597-6500

[FHUNT@CREGINC.COM](mailto:FHUNT@CREGINC.COM)

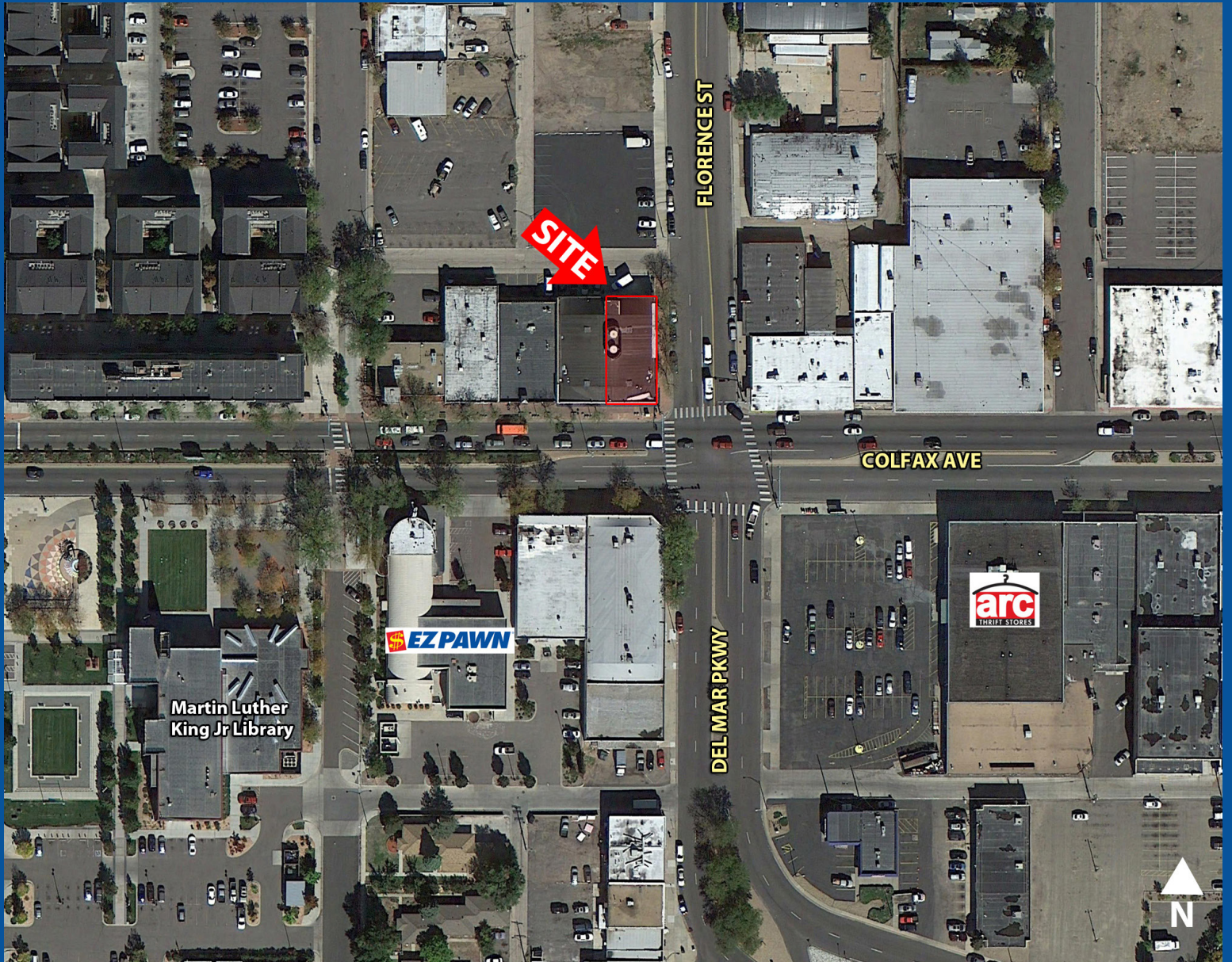
**CROSBIE**

**REAL ESTATE**

**GROUP**

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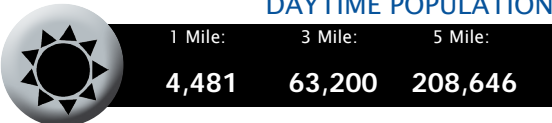
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## DEMOGRAPHICS

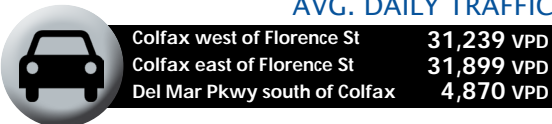
### POPULATION



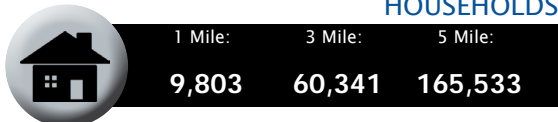
### DAYTIME POPULATION



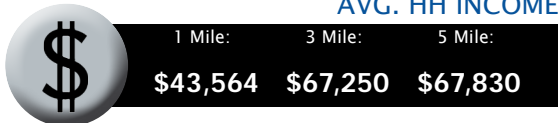
### AVG. DAILY TRAFFIC



### HOUSEHOLDS



### AVG. HH INCOME



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