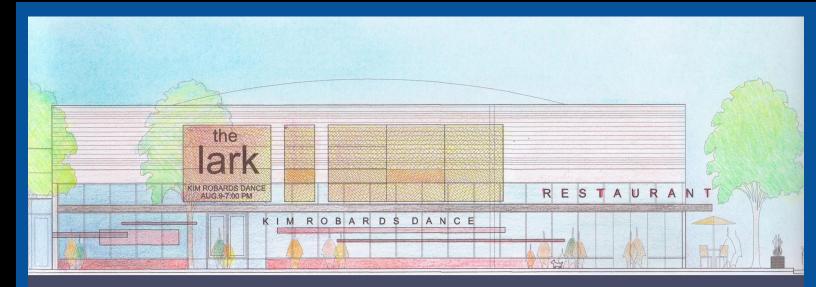
AURORA CULTURAL ART DISTRICT 9995 East Colfax Avenue, Aurora, CO 80010





For more INFORMATION, CONTACT:

SCOTT CROSBIE D: 720-287-6869 C: 303-881-2211 SCROSBIE@CREGINC.COM

Forrest Hunt d: 720-598-6049 c: 303-597-6500 <u>FHUNT@creginc.com</u>

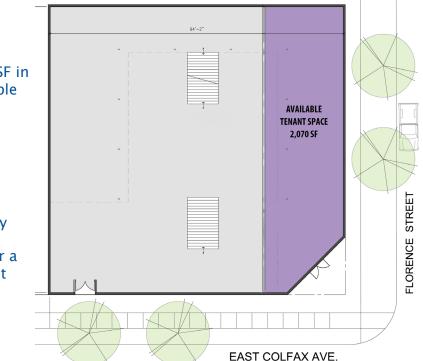


PROPERTY OVERVIEW:

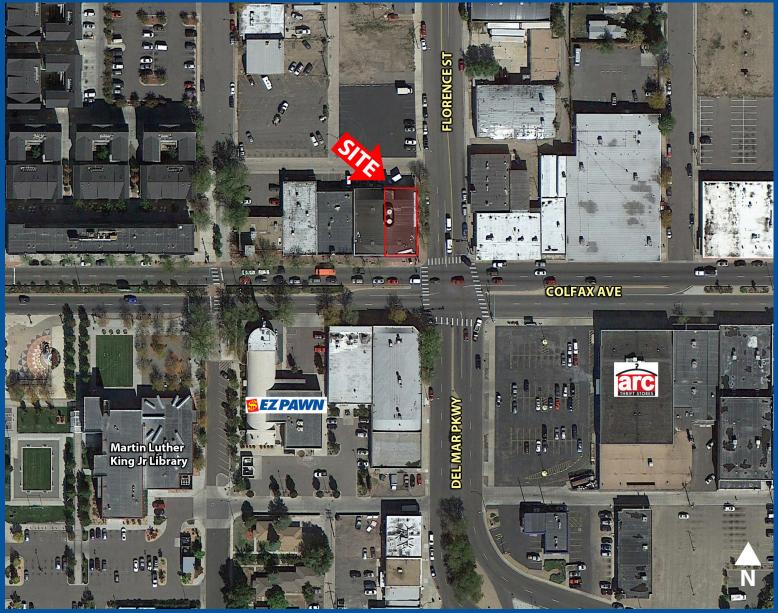
 2,070 SF + 540 SF in Basement Available

FEATURES:

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



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DEMOGRAPHICS POPULATION HOUSEHOLDS 5 Mile: Mile: 3 Mile: 5 Mile: Mile 3 Mile: 29,393 157,605 401,728 9,803 60,341 165,533 DAYTIME POPULATION AVG. HH INCOME 1 Mile: 3 Mile: 5 Mile: 1 Mile: 3 Mile: 5 Mile: \$43,564 4,481 63,200 208,646 \$67,250 \$67,830 AVG. DAILY TRAFFIC Colfax west of Florence St 31,239 VPD Colfax east of Florence St 31,899 VPD Del Mar Pkwy south of Colfax 4,870 VPD 2000 S COLORADO BLVD, ANNEX BUILDING, SUITE 110 | DENVER, CO 80222 | 303.398.2111 | WWW.CREGINC.COM

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