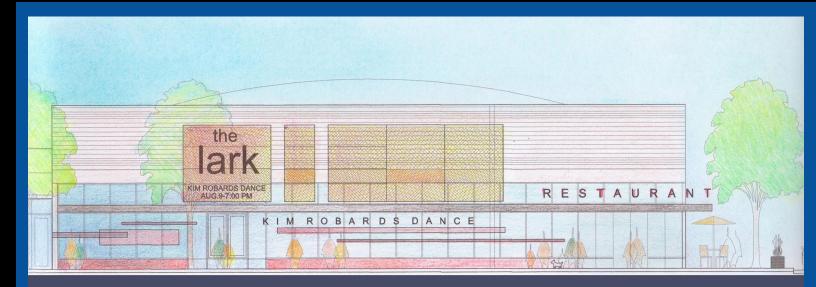
AURORA CULTURAL ART DISTRICT 9995 East Colfax Avenue, Aurora, CO 80010





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:

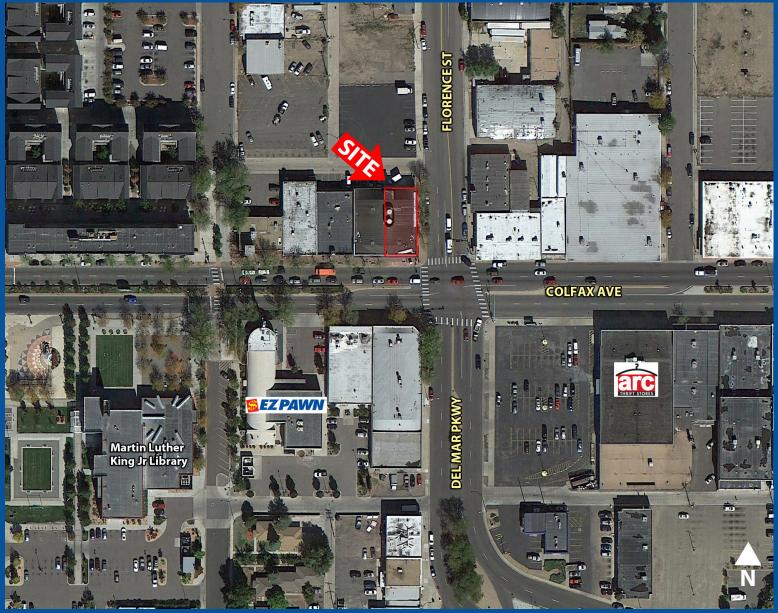
 2,070 SF + 540 SF in Basement Available

FEATURES:

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



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



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist

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

SCOTT CROSBIE D: 720-287-6869 c: 303-881-2211 <u>SCROSBIE@CREGINC.COM</u>

Forrest Hunt D: 720-598-6049 C: 303-597-6500 FHUNT@CREGINC.COM

