COLFAX SQUARE

10829 East Colfax Avenue, Aurora, CO

Click Here For Virtual Tour

CONTACT

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CROSBIE REAL ESTATE GROUP

PROPERTY OVERVIEW

- **Available:** 12,000 SF space adjacent to Planet Fitness
- **Lease Rate:** $12.00 PSF NNN
- **NNN Expense:** $8.22 PSF

FEATURES

- Excellent tenant mix
- Strong retail corridor
- Close proximity to Anschutz Medical Campus & I-225
- Abundant parking
- Monument signage available

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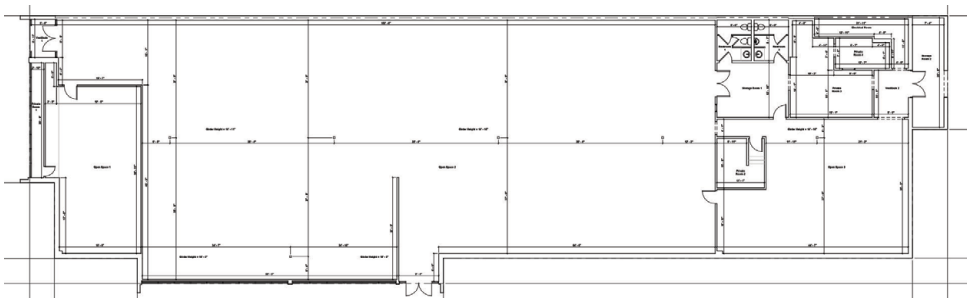
FLOOR PLAN



DEMOGRAPHICS

POPULATION

1 Mile:	31,652
3 Mile:	166,066
5 Mile:	415,362

HOUSEHOLDS

1 Mile:	11,018
3 Mile:	63,333
5 Mile:	168,268

AVG. HH INCOME

1 Mile:	$91,389
3 Mile:	$119,166
5 Mile:	$129,480

EMPLOYEES

1 Mile:	4,693
3 Mile:	61,176
5 Mile:	172,784

TRAFFIC COUNTS

On Colfax east of Havana St:	31,794 vpd
On Colfax west of I-225:	51,596 vpd

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