TRIBUTARY MARKETPLACE

NWC East 6th Ave & Harvest Rd, Aurora, CO 80018

Lot	Size	Availability
3	1.05 AC	Available
4	0.85 AC	Available
5	1.05 AC	Available
6	1.28 AC	Available
7	0.65 AC	Available
8 & 9	15,500 SF	Available
10	1.38 AC	Available
11	1.34 AC	Available
12	1.25 AC	Available
13	7,000 SF	Available
14	0.49 AC	Available
15	1.33 AC	Available

CONTACT

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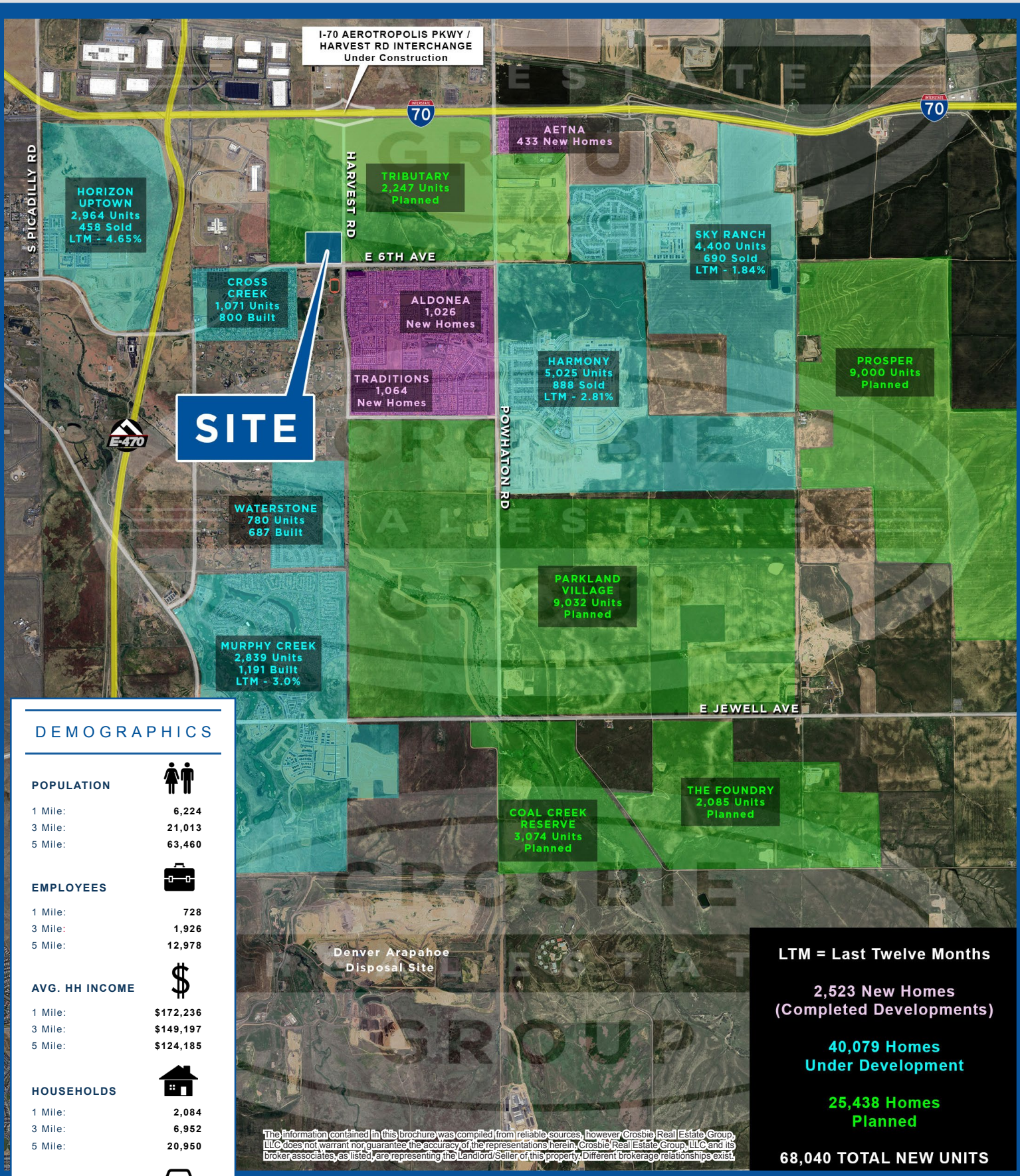
PROPERTY OVERVIEW

- Pads and shop space available
- New King Soopers anchored development
- Located just south of the future I-70 interchange, now under construction
- Underserved retail trade area with continued residential growth
- Vista PEAK Exploratory (K-8, 1,037 Students) & Vista PEAK Prepatory (9-12, 2,400 Students) located directly south

TRIBUTARY MARKETPLACE

NWC East 6th Ave & Harvest Rd, Aurora, CO 80018



DEMOGRAPHICS

POPULATION

1 Mile:	6,224
3 Mile:	21,013
5 Mile:	63,460

EMPLOYEES

1 Mile:	728
3 Mile:	1,926
5 Mile:	12,978

AVG. HH INCOME

1 Mile:	$172,236
3 Mile:	$149,197
5 Mile:	$124,185

HOUSEHOLDS

1 Mile:	2,084
3 Mile:	6,952
5 Mile:	20,950

TRAFFIC COUNTS

E 6th n/o Harvest Rd:	11,494 vpd
Harvest Rd s/o E 6th:	1,786 vpd

LTM = Last Twelve Months

2,523 New Homes (Completed Developments)

40,079 Homes Under Development

25,438 Homes Planned

68,040 TOTAL NEW UNITS

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.

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