

# RETAIL FOR LEASE



## VILLAGE GREEN PLAZA

15000-15290 E. MISSISSIPPI AVE., AURORA, CO 80012

### ASKING RENT

**Suite 15034 - 1,536 SF**

**\$19.00 PSF + NNN**

**\$3,832.32/Month Total**

King Soopers grocery anchored, **Village Green Plaza** is a busy and highly visible neighborhood retail center. Join KFC, Taco Bell, H & R Block, Cuba Bakery, Bar/restaurant, beauty supply, nail and hair salons, American Family Insurance, liquor store, Rodeo Dental Texas, and Hungry Howie's Pizza.

Situated on the SWC of East Mississippi Avenue and South Chambers Road in Aurora, Village Green Plaza is easily accessible via multiple curb cuts at a signalized intersection.

Come be a part of the success at Village Green Plaza. Village Green Plaza benefits from its close proximity to Aurora Town Center and City Center, Gateway High School, surrounding residential communities and businesses.

### MONUMENT SIGN



### PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
<b>SIZE</b>	28,724	<b>SITE SIZE</b>	3.61 acres
<b>YOC</b>	1982	<b>PARKING</b>	Surface
<b>NNN (2024)</b>	\$10.94/sf	<b>ZONING</b>	B-3

**FOR MORE INFORMATION, PLEASE CALL:**

**Joshua Cohen—303-867-2603**

**[Joshua@johnproppcommercial.com](mailto:Joshua@johnproppcommercial.com)**

**6565 S. Dayton St., Suite 3000**

**Greenwood Village, CO 80111**

**learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**



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**15000-15290 E. MISSISSIPPI AVE.  
AURORA, CO 80012**

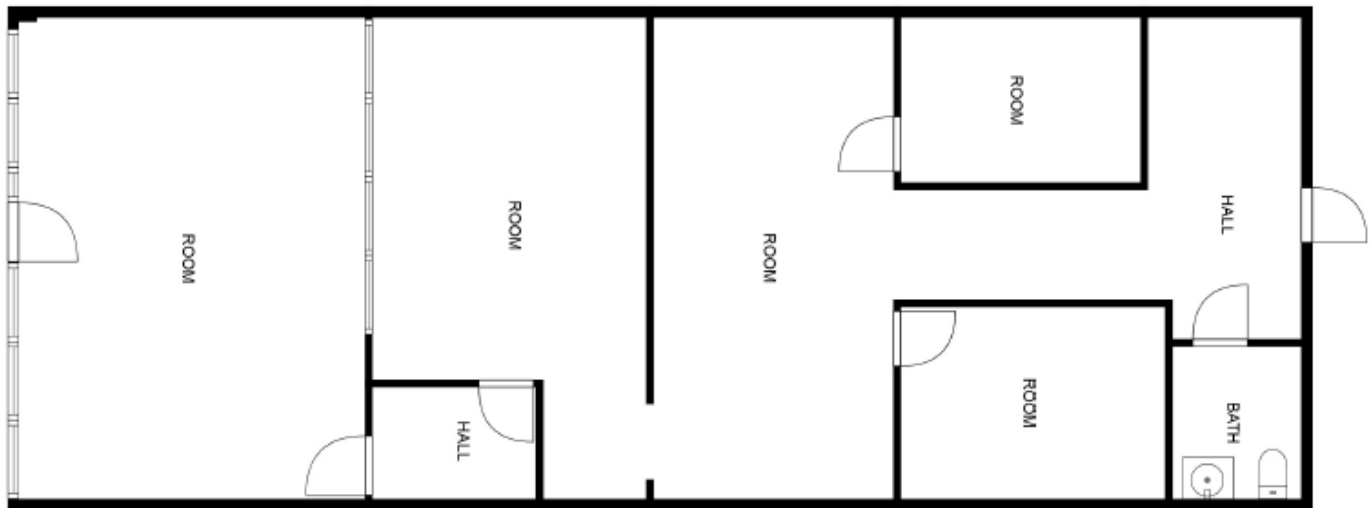
## 15034 E. MISSISSIPPI

**1,536 square feet**

\$2,432.00 / Month Rent

\$1,400.32 / Month CAM

\$3,832.32 /Month Total



## DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
Population (2023)	23,885	172,030	391,195

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Income (2023)	\$ 62,591	\$ 64,768	\$ 66,499

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Households (2023)	9,186	66,151	153,027

TRAFFIC COUNTS - Vehicles Per Day			
E. MISSISSIPPI	38,535	CHAMBERS	32,571

No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.



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## SITE PLAN



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