

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

\$3,895.04/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>	
SIZE	28,724	SITE SIZE	3.61 acres
YOC	1982	PARKING	Surface
NNN (2025)	\$11.43/sf	ZONING	B-3

FOR MORE INFORMATION, PLEASE CALL:

Joshua Cohen—303-867-2603

Joshua@johnproppcommercial.com

6565 S. Dayton St., Suite 3000

Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com

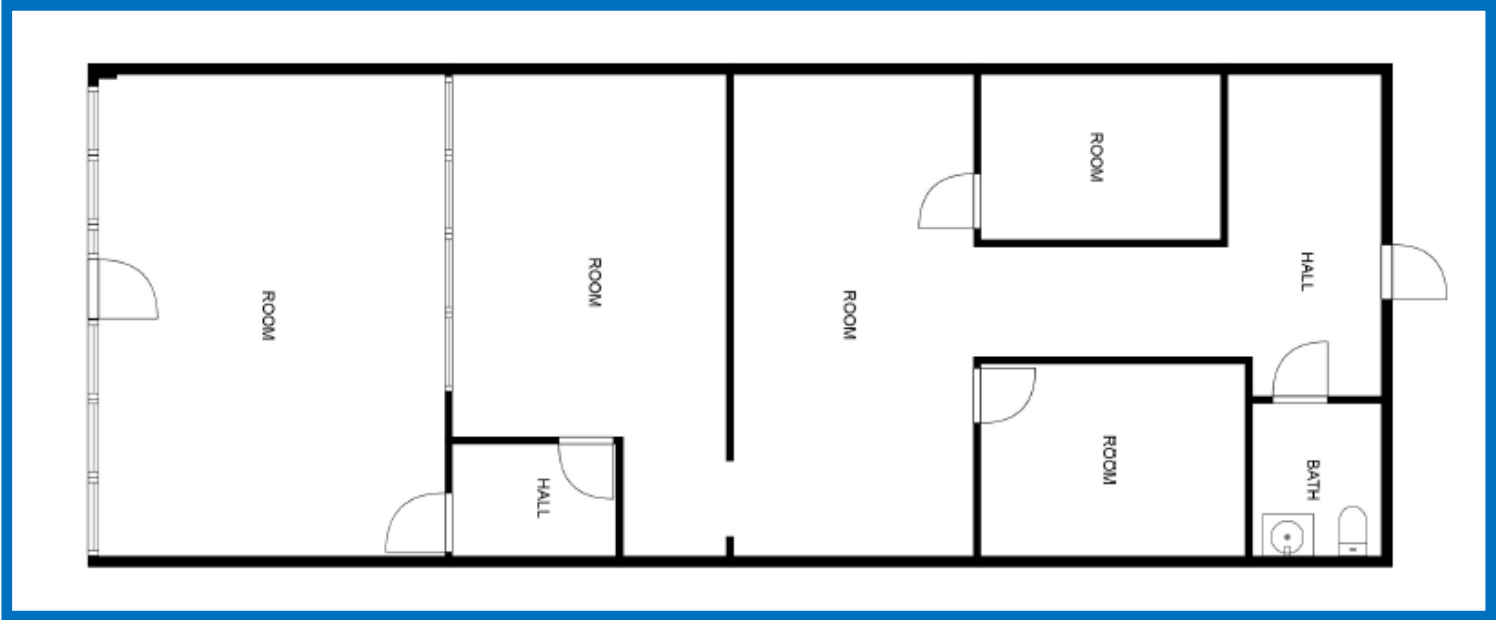


**15000-15290 E. MISSISSIPPI AVE.
AURORA, CO 80012**

15034 E. MISSISSIPPI

1,536 square feet

\$2,432.00 / Month Rent
\$1,463.04 / Month CAM
 \$3,895.04 /Month Total



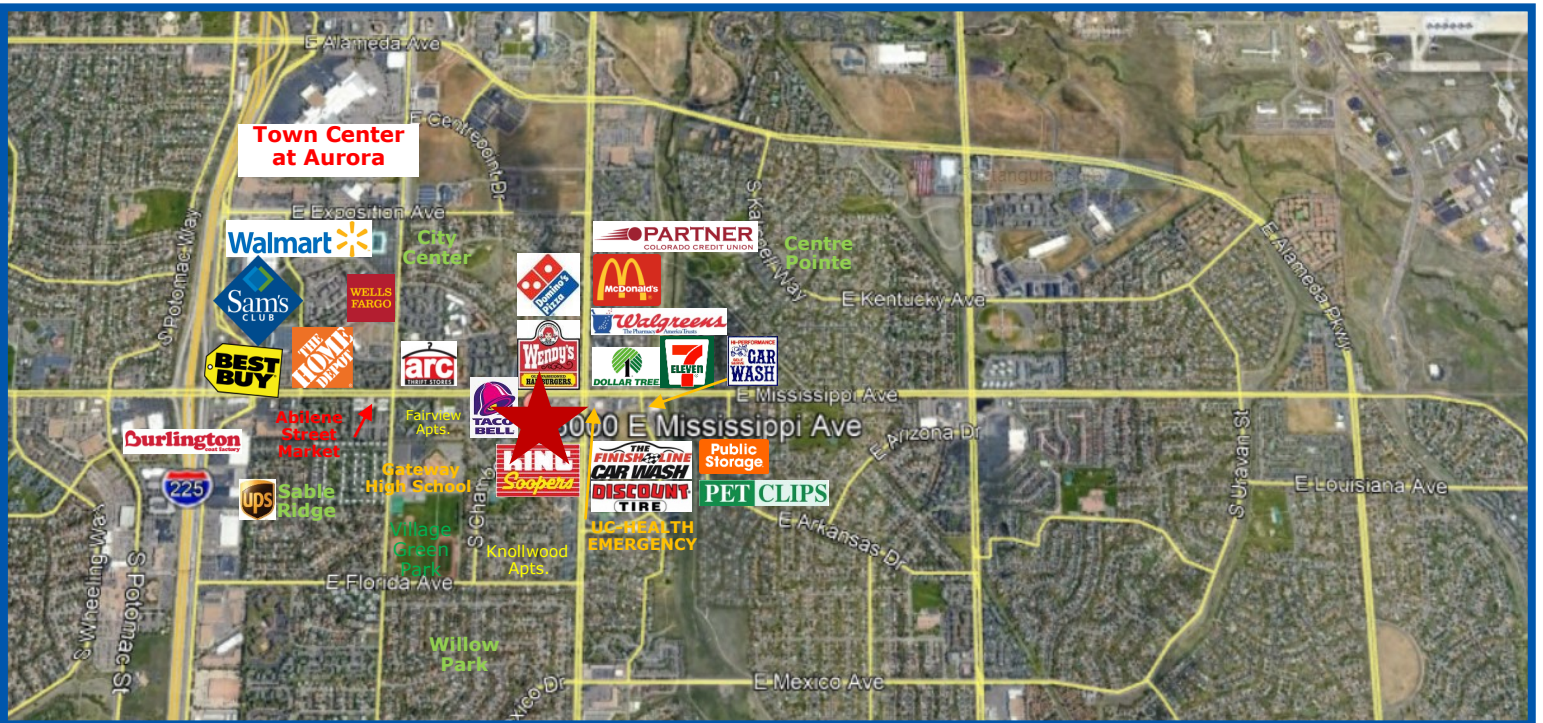
DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile	HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Population (2023)	23,885	172,030	391,195	Households (2023)	9,186	66,151	153,027
HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile	TRAFFIC COUNTS - Vehicles Per Day			
Median Income (2023)	\$ 62,591	\$ 64,768	\$ 66,499	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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