

INVESTMENT RETAIL FOR SALE



PRIDE PLAZA 14211 E. 6TH AVENUE AURORA, CO 80011

HIGHLIGHTS

- Pride Plaza is a busy and well maintained neighborhood shopping center located at the northeast corner of the East 6th Avenue and Interstate 225 interchange.
- Great signage and visibility from 6th Avenue.
- Two, long time, quality tenants - Aurora Youth Dentistry and BK Liquors.
- Pending Lease for 4 Tesla Superchargers. (\$1000.00 per month)
- Shared access with McDonalds w/double drive thru. (McDonalds pays a portion of the CAM)
- Surrounded by numerous apartment and residential communities.
- Half mile from 2nd & Abilene Light Rail Station.
- 2.6 miles to the Anschutz Health & Wellness Center.
- New roof, new electric system and 3 new HVAC units at Liquor store 12/2021



\$3,975,000.00

12,665 square feet

NOI \$271,000.00

CAP RATE 6.80 %

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	12,665	SITE SIZE	1.26 acres
YOC	1976	PARKING	62+/- Surface
MATERIALS	Masonry	ZONING	MU-C
CAM	\$9.93 PSF	TAXES (2026)	\$62,938.22

FOR MORE INFORMATION, PLEASE CALL:
John V. Propp, CCIM—303-692-1816
john@johnproppcommercial.com
 6020 Greenwood Plaza Blvd., Suite 100
 Greenwood Village, CO 80111
 learn more at www.JohnProppCommercial.com



**PRIDE PLAZA
14211 E. 6TH AVENUE
AURORA, CO 80011**

Tenant Name	Sq. Ft.	Lease Start	Lease End	Options
Aurora Youth Dentistry	8,040	7/1/2001	6/30/2031	One 5 year
BK Discount Liquors	4,625	11/1/2000	3/31/2031	One 5 year
	12,665			



DEMOGRAPHICS (2026)			
<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	21,784	156,401	412,989
Households	8,010	56,495	155,270
Median Income	\$72,214	\$75,554	\$98,721
Traffic Counts	182,000 ~	Vpd at 6th & Billings	

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.