

**RETAIL & OFFICE SPACE
FOR LEASE**



ILIFF CROSSING

16771 E. Iliff Avenue, Aurora, CO 80013

PROPERTY FEATURES

- Located at the corner of Iliff and Buckley - one of Aurora's busiest intersections!
- Great visibility with multiple monument signs.
- Excellent tenant mix with well-established local and national businesses.
- Ample parking.

LEASING INFORMATION

Asking Rates:	Call for details.
Est. NNN (2024):	\$9.03
Lease Terms:	3-5 year leases.
Max. Contiguous:	<i>Fully Leased!</i>
Minimum Sq. Ft.:	<i>Fully Leased!</i>

DEMOGRAPHICS (2024)

 POPULATION	1 MILE:	120,338
	3 MILES:	161,672
	5 MILES:	350,194
 HOUSEHOLDS	1 MILE:	7,374
	3 MILES:	61,747
	5 MILES:	131,522
 HOUSEHOLD INCOME (MEDIAN)	1 MILE:	\$67,357
	3 MILES:	\$71,888
	5 MILES:	\$73,654



Explore More Western Centers
Leasing Opportunities!

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SUITE	TENANT	SQ. FT.
16711	CrossFit Crush	5,828
16723-25	Angelo's CD's and More	2,546
16731	Barbones Barbershop	1,540
16741	Workhorse Tattoo Collective	1,400
16761	Gihon International Market	1,200
16771	MY Laundry	3,796
16791	Advance Auto Parts	10,560
16821	Lightshade Labs	3,200
16831A	Cat Eye Nails & Spa	1,150
16831B	Metro PCS	1,487
16833	Dulceria Y Pinateria Vero	1,170
16835	Fred Loya Insurance	1,374
16841	Iliff Crossing Liquors	2,681
16847	First Choice Insurance	1,023
16851	Tobacco Station	853
16861	Baskin Robins	1,260
16863	Doc's Video Games, DVDs & Toys	1,885
16871	Alteration & Shoe Repair	1,004
16873	Cakes by Karen	1,376
16881	Little Caesars	1,793
16883	Wing Stop	1,270
16893	Sand Creek Lounge	2,940

SITE MAP

