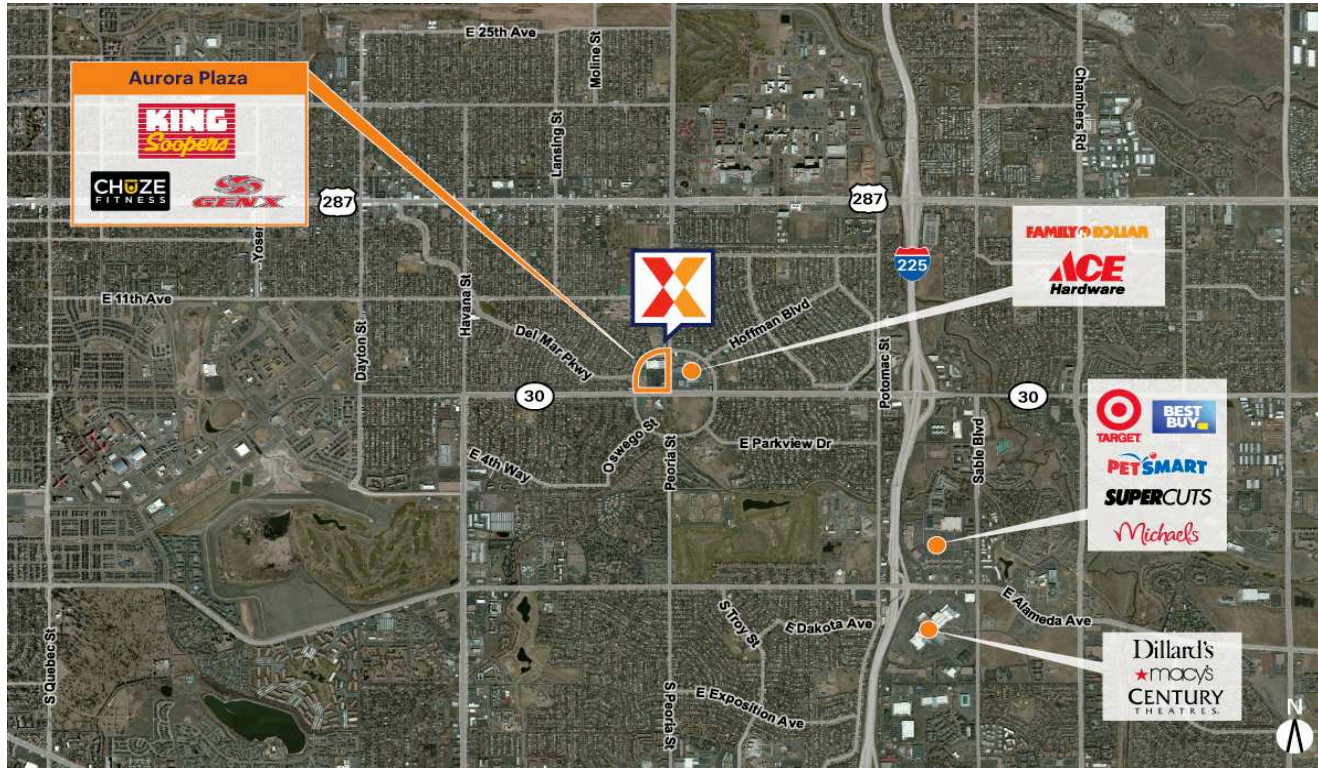


Aurora Plaza

Denver-Aurora-Centennial, CO

39.726, -104.847

603-797 Peoria St & East 6th Ave | Aurora, CO 80011



Center Size: 178,013 SF



Demographics	1 Mile	3 Mile	5 Mile
	22,923	187,580	433,697
	7,700	70,025	169,716
	\$70,743	\$76,006	\$88,788

Highly trafficked King Soopers and Chuze Fitness anchored center drawing and estimated 2.6M+ annual visits (Placer.ai 2024)

Ranked within the top 10% of shopping centers within its class in the market in terms of traffic (Placer.ai 2024)

Surrounded by a dense population of 185K+ within a 3-mile radius that swells to a strong daytime population of 286K+

Located just a mile west of I-225 and a mile south from the Anschutz Medical Campus containing the 698-bed UHealth University of Colorado Hospital and 468-bed Children's Hospital Colorado

High visibility from 32K+ VPD on E 6th Ave and 17K+ VPD on Peoria St (Kalibrate, 2022)

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Current Retailers

OTLA	Burger King	3,755 SF
OTLB	KeyBank	2,300 SF
01	King Soopers	54,656 SF
02	Total by Verizon	1,500 SF
03	Subway	1,876 SF
04	Fred Loya Insurance	1,500 SF
04A	VIP Salon	1,500 SF
05	Aurora Plaza Liquors	2,625 SF
06	Centro Del Vaquero	3,450 SF
07	Que Pizza	1,425 SF
08	Paletteria	1,500 SF
09	Gen X Clothing	26,524 SF
10	Fix it Wireless	1,187 SF
11	GameStop	1,343 SF
12	Cricket	1,007 SF
13	Rodeo Dental & Orthodontics	5,568 SF
14	Gigi's Wigs & Beauty Supply	3,166 SF
15	Chuze Fitness	47,563 SF
16	Del Mar Family Dental Care	2,798 SF
17	New York Nail	3,029 SF
18	T-Mobile	2,000 SF
19	H&R Block	2,019 SF
20	ArchWell Health	6,200 SF



5209