## **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
***	22,398	185,320	431,197
<b>^</b>	7,514	69,196	168,946
\$	\$82,077	\$89,696	\$106,698

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+

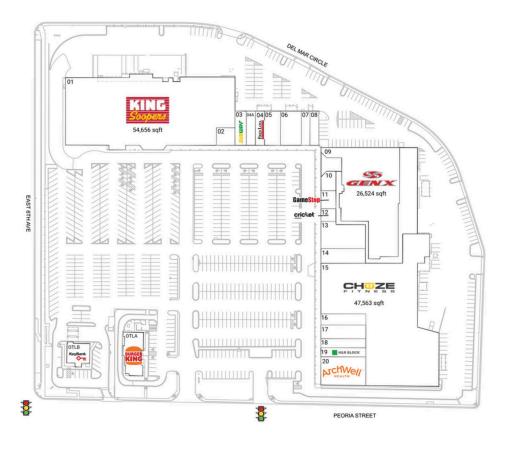
Located just a mile west of I-225 and a mile south from the Anschutz Medical Campus containing the 698-bed UCHealth University of Colorado Hospital and 468-bed Children's Hospital Colorado

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

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#### **Current Retailers**

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