

SUB-LEASE OPPORTUNITY



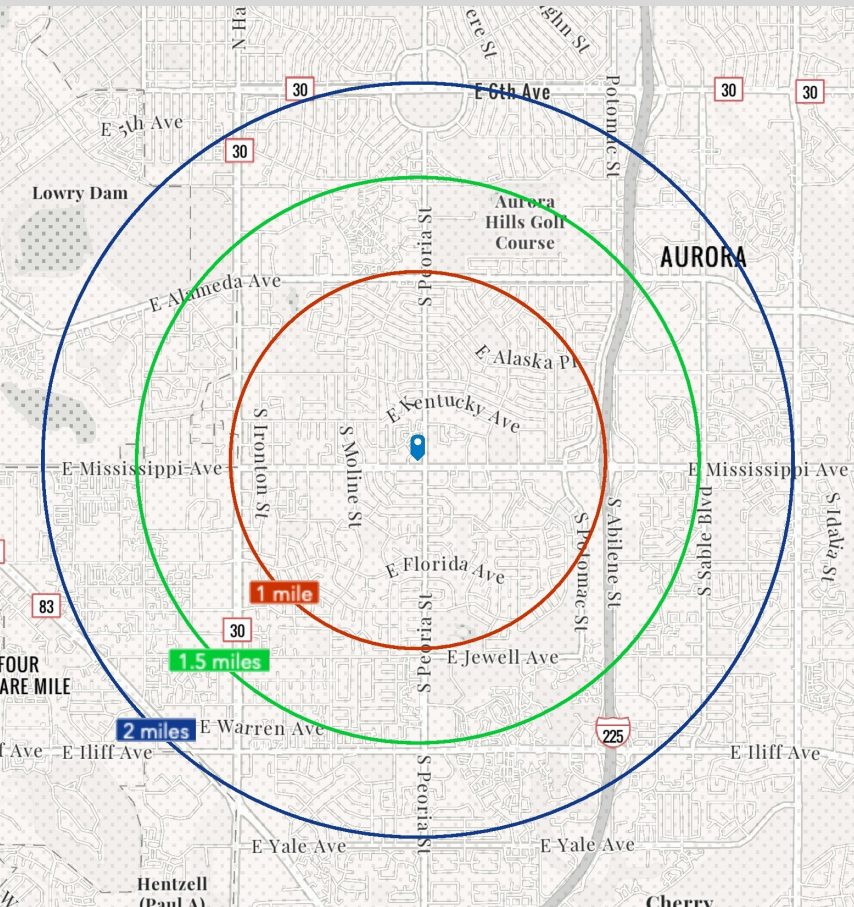
AURORA, CO

Former *Walgreens* #4307

± 15.1K SF + DT | \$175,000/yr, MG | Nov '35

12051 E Mississippi Ave





Property Overview

- ✦ **Rent.** \$175,000/yr, Modified Gross *(inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 11/30/35
- ✦ **Walgreens Premises.** ±15,120 SF + double drive thru
- ✦ **Signage.** Monument w/ electronic reader + building
- ✦ **Intersection.** NWC of E Mississippi Ave (~37K VPD) and S Peoria St. (~26K VPD)
- ✦ **Access.** Extended LI/RI/RO on E Mississippi; Extended FI/FO on S Peoria
- ✦ **Parking.** ±75 spaces
- ✦ **Year Built.** 1998
- ✦ **HVAC Replacement.** 2012 (4 units) - [Permit Info](#)
- ✦ **Zoning.** Mixed Use Corridor (MU-C), Aurora – [Permitted Uses](#)
- ✦ **Parcel ID.** 1973-14-4-32-001 - [Parcel Info](#)
- ✦ **Prohibited Uses.** Pharmacy

Location Overview

- ✦ **Strong Demos.** ±87K within 2-miles and ±62K VPD at intersection
- ✦ **Convenient Location.**
 - ✦ ±1 mile to I-225
 - ✦ ±1 mile to HCA HealthOne Hospital, a 366-bed facility
 - ✦ ±1.5 miles to RTD Florida Station
- ✦ **Nearby Business.** Safeway, GW Supermarket, Dental Associates of Aurora, Extra Space Storage and many others.

'25 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	22,494	52,513	87,094
Households	8,144	20,754	36,087
Avg. HH Inc.	\$101,694	\$95,738	\$94,113
E Mississippi – Daily Traffic Count Estimate			36,635 VPD
S Peoria St. – Daily Traffic Count Estimate			26,100 VPD



ExtraSpace
Storage

DENTAL ASSOCIATES
OF AURORA

GW 大中华
GREAT WALL SUPERMARKET

BURGER KING

E Mississippi Ave 36,635 VPD

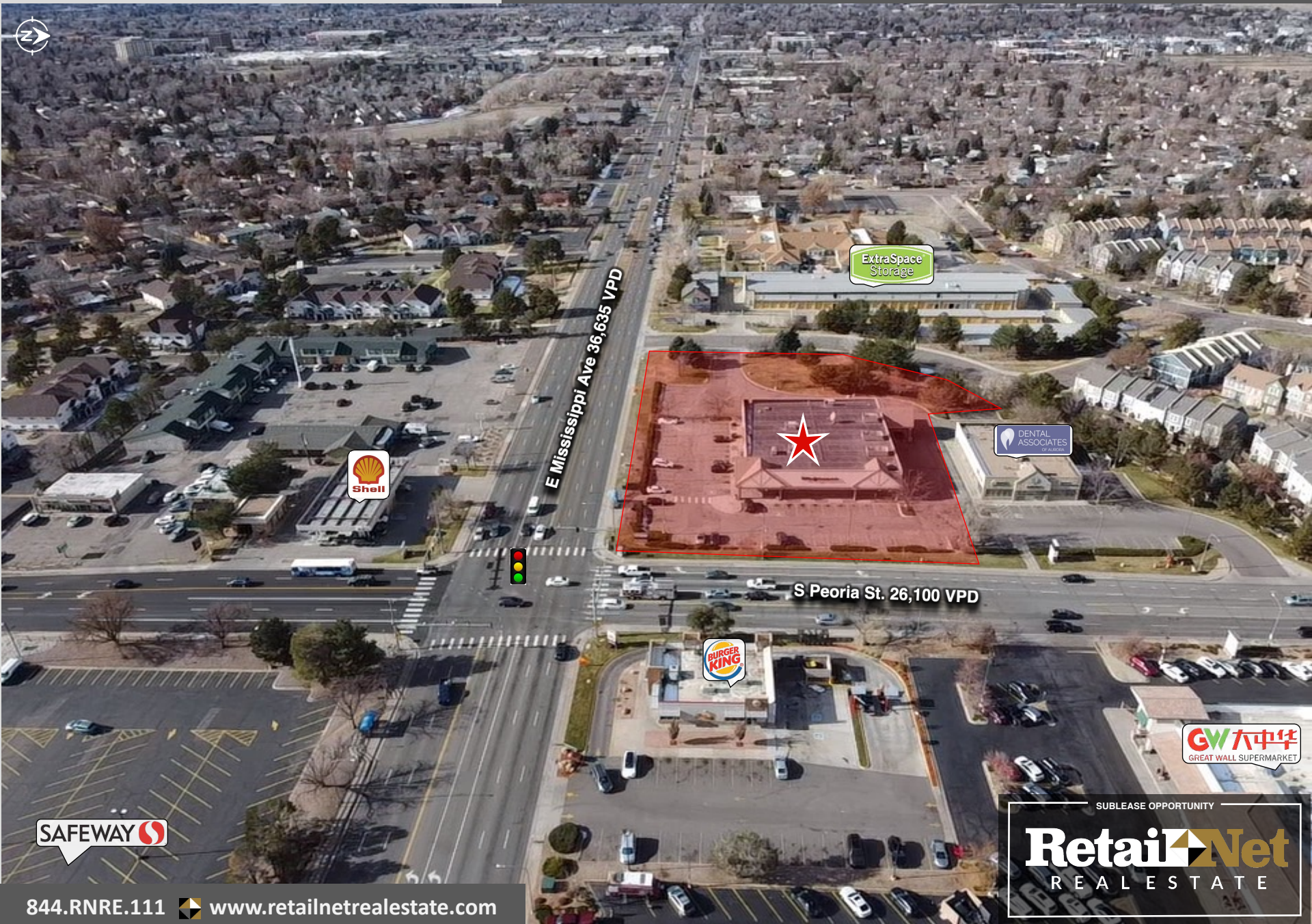
S Peoria St. 26,100 VPD

Shell

SAFeway

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SUB-LEASE TERMS

SUGGESTED RENT*

\$175,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

11/30/35 *(Co-terminus with master lease)*

DELIVERY

Walgreen
"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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