

SUB-LEASE OPPORTUNITY



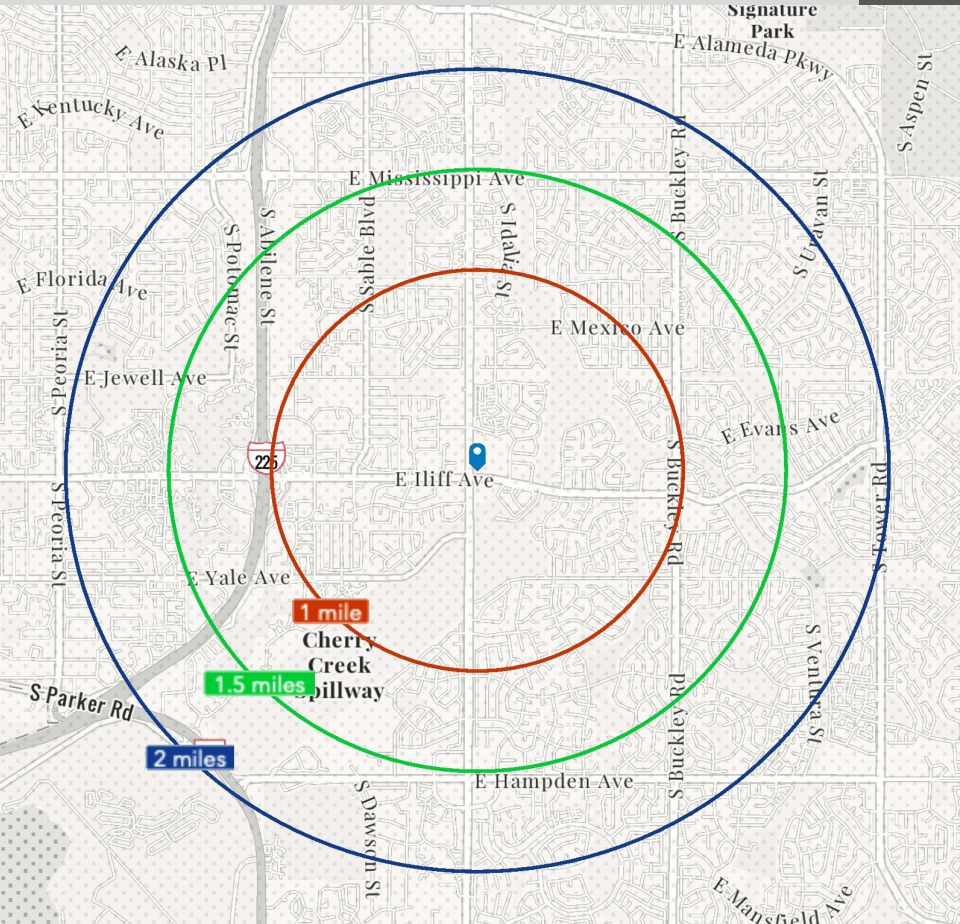
AURORA, CO

Former *Walgreens* #6513

± 14.4K SF + DT | \$195,000/yr, MG | OCT '33

15301 E Iliff, Aurora, CO





## Property Overview

- **Rent.** \$195,000/yr, Modified Gross \*(inclusive of RET; R&M, insurance, utilities separate)
- **Master Lease Expiration.** 10/31/2033
- **Building.** ±14,490 SF + drive thru
- **Property.** ±1.57 AC
- **Signage.** Shared monument w/ electronic reader + building
- **Intersection.** NEC of Iliff Ave (~40K VPD) and S Chambers (~36K VPD)
- **Access.** RI/RO on E Iliff Ave; RI/RO on S Chambers Rd.
- **Parking.** ±83 spaces
- **Year Built.** 2002
- **HVAC Replacement.** 2016 & 2020 - [Permit Info](#)
- **Zoning.** MU-C Mixed-Use Corridor, Aurora - [Permitted Uses](#)
- **Parcel ID:** 1975-29-2-22-003 - [Parcel Info](#)
- **Prohibited Uses.** Pharmacy, hamburger restaurant

## Location Overview

- **Prominent Central Aurora Intersection.** ±77K VPD
- **High Population Density.** ±87K within 2 miles
- **Convenient Location.** ±1 mile to I-225
- **Nearby Business.** Walmart Neighborhood Market, Chipotle, Les Schwab, Chase, Big O Tires, AutoZone, Goodwill, Carl's Jr. and many others.
- **Buckley Space Force Base.** ±4 miles away with over 15,000 government and civilian employees.

'25 Estimates	1 mi radius	1.5 mi radius	2 mi radius
<b>Population</b>	<b>20,728</b>	<b>45,835</b>	<b>86,949</b>
<b>Households</b>	<b>7,802</b>	<b>18,067</b>	<b>34,708</b>
<b>Avg. HH Inc.</b>	<b>\$97,899</b>	<b>\$94,559</b>	<b>\$95,950</b>
<b>E Iliff Ave – Daily Traffic Count Estimate</b>			<b>40,926 VPD</b>
<b>S Chambers Rd – Daily Traffic Count Estimate</b>			<b>36,321 VPD</b>





Auto Zone

S Chambers Rd, 36,321 VPD

Carl's Jr.

goodwill

conoco



E Iliff Ave - 40,926 VPD

BIG O TIRES

CHIPOTLE  
MEXICAN GRILL

CHASE

SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE





S Chambers Rd, 36,321 VPD



E Iliff Ave - 40,926 VPD



SUBLEASE OPPORTUNITY







E Iliff Ave - 40,926 VPD



S Chambers Rd, 36,321 VPD



SUBLEASE OPPORTUNITY







Wheel Park

Tires LES SCHWAB

Walmart Neighborhood Market

BIG TIRES

CHASE



CONOCO

E Iliff Ave - 40,926 VPD



Carl's Jr

S Chambers Rd, 36,321 VPD

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S Chambers Rd - 36,321 VPD

E Iliff Ave - 40,926 VPD

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Auto  
Zone

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Walgreens

PHARMACY

1-HR PHOTO

SUBLEASE OPPORTUNITY

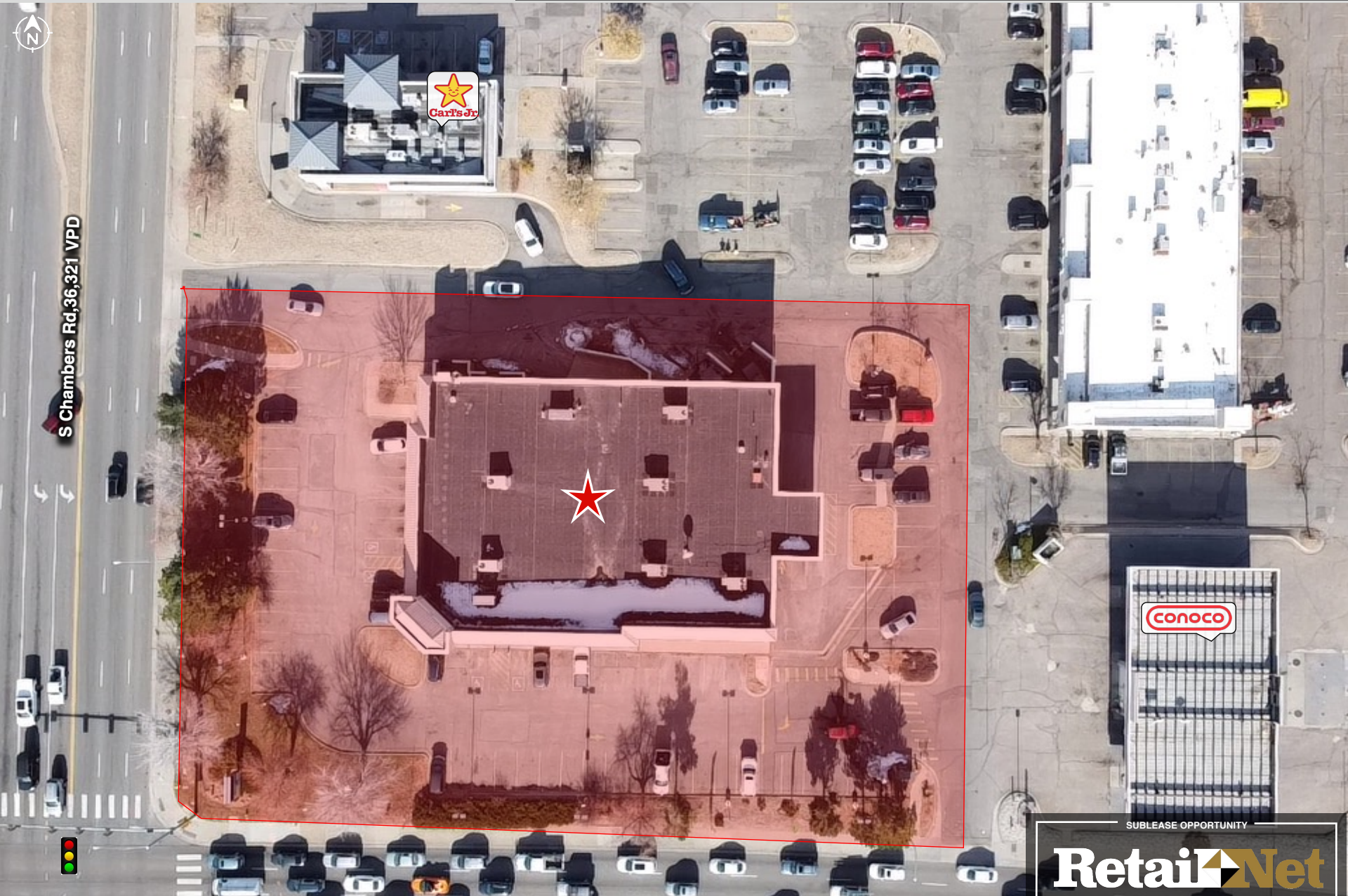
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S Chambers Rd, 36,321 VPD

E Iliff Ave - 40,926 VPD

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# SUB-LEASE TERMS

SUGGESTED RENT\*

\$195,000/yr  
*(inclusive of RET; R&M, insurance, utilities separate)*

TERM

10/31/33 *(Co-terminus with master lease)*

DELIVERY

“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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