

# VALLEY PLAZA

## SHOPPING CENTER

16960 East Quincy Avenue | Aurora, CO 80015

### RETAIL SPACE FOR LEASE



- High exposure at one of Aurora's busiest intersections
- Surrounded by dense residential; Over 146,000 residents in a 3-mile radius
- Average household incomes over \$127k in a 3-mile radius!

**JOIN TARGET & PETCO**

SIZE: 2,831 SF

AVAILABLE: 8/31/24

PRICE: Contact Broker

NNN: \$7.28/SF



BROKERAGE DISCLOSURE

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## DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	19,095	146,197	313,843
<b>AVERAGE HH INCOME</b>	\$105,671	\$127,382	\$123,307
<b>DAYTIME POPULATION</b>	12,081	95,371	240,698

Source: All Demographics are courtesy of ESRI, 2023 Estimates

## VALLEY PLAZA SHOPPING CENTER

## TRAFFIC COUNTS

S. Buckley Road North of E. Quincy Avenue	29,302 VPD
S. Buckley Road South of E. Quincy Avenue	27,693 VPD
E. Quincy Avenue East of S. Buckley Avenue	27,562 VPD
E. Quincy Avenue West of S. Buckley Road	21,741 VPD

Source: Traffic Counts courtesy of MPSI 2022 Estimates

## TENANTS

Suite 16932: Dentist

Suite 16940: Karate Studio

Suite 16960: PETCO

Suite 16992: I Kid Academy

Suite 17020 - 17022: Nails & Co.

Suite 17030: Kumon

**Suite 17034 2,831 SF - Available 8/31/24**

Suite 17060: Wood Paddle Pizza & Tap

Suite 17062B: CPR - Cell Phone Repair

Suite 17062A: Dry Clean USA

Suite 17070: Endless Grind Coffee

Suite 17084: Fine Tuned Auto

