

RETAIL AND OFFICE  
SPACE FOR LEASE

# GRANADA PARK SHOPPING CENTER



15401 E. MISSISSIPPI AVE.  
AURORA, COLORADO 80017

## FEATURES

- Anchored by Dollar Tree and El Jakalito Market.
- Aurora's largest bilingual charter school- Montessori Del Mundo.
- Strong tenant mix including a laundromat, restaurants, a market and more.
- Located at the corner of Mississippi and Chambers, one of Aurora's busiest intersections.

## DEMOGRAPHICS (2022)



POPULATION

1 MILE: 25,623  
3 MILES: 158,401  
5 MILES: 381,758



HOUSEHOLDS

1 MIILE: 10,288  
3 MILES: 61,964  
5 MILES: 150,687



HOUSEHOLD  
INCOME  
(MEDIAN)

1 MIILE: \$56,703  
3 MILES: \$61,199  
5 MILES: \$62,657

## LEASING INFORMATION

### ASKING RATES

Call for details.

### 2022 EST. NNN

\$6.95/ sq. ft.

### TERMS

3-5 year leases.

### MAXIMUM CONTIGUOUS

Fully Leased

### MINIMUM SF

Fully Leased

WESTERN CENTERS  
10555 E. DARTMOUTH AVE. SUITE 360  
AURORA, CO 80014



970.527.1200  
LEASING@WESTERNCENTERS.COM  
WWW.WESTERNCENTERS.COM



# RETAIL AND OFFICE SPACE FOR LEASE

## GRANADA PARK SHOPPING CENTER

SUITE	TENANT	SQ. FT.	SITE MAP
-	T-Mobile	-	<p>MISSISSIPPI STREET</p> <p>GRANADA PARK SHOPPING CENTER</p> <p>SCALE: NTS</p> <p>2ND FLOOR</p> <p>JACK-IN THE BOX</p> <p>15401-A</p> <p>15401-B</p> <p>15451-A</p> <p>15451-B</p> <p>15451-C</p> <p>15491-AB</p> <p>15491-G</p> <p>491-C</p> <p>491-DE</p> <p>15503-A</p> <p>DOLLAR TREE</p> <p>7-11</p> <p>AUTOMOTIVE</p> <p>15491-UNIT 10</p> <p>15503-B</p>
15401A	El Jakalito Market, LLC	9,762	
15401B	Premier Group Insurance	1,316	
15451A	Liquor 4 Less	2,540	
15451B	Comfort Mattress	1,396	
15451C	Washcity Laundromat	4,892	
15451-S	Western Building Services Club	1,079	
15491AB	LaJarra	5,473	
15491C	Nelly's Pro-Finish Beauty Salon	1,246	
15491DE, 154491F,	Montessori Del Mundo	27,701	
15491G, 15491H,	Montessori Del Mundo		
15491I, 15491J,	Montessori Del Mundo		
15491N, 15491OPQ,	Montessori Del Mundo	15,550	
15503B, ATRIUM-N,	Montessori Del Mundo		
ATRIUM-S	Montessori Del Mundo		
15503A	Dollar Tree Store		
CO-15399	Jack in the Box, Inc.	-	



EXPLORE MORE WESTERN CENTERS  
LEASING OPPORTUNITIES



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