

RETAIL AND OFFICE
SPACE FOR LEASE

ILIFF CROSSING SHOPPING CENTER



**1677 E. ILIFF AVE.
AURORA, COLORADO 80013**

FEATURES

Located at the corner of Iliff and Buckley. One of Aurora's busiest intersections!

Excellent tenant mix at this high-traffic location.

Great visibility!

Ample parking!

Easy access to the center with multiple monument signs.

DEMOGRAPHICS (2022)



POPULATION

1 MILE:	19,979
3 MILES:	157,233
5 MILES:	349,834



HOUSEHOLDS

1 MIILE:	7,395
3 MILES:	61,886
5 MILES:	134,859



HOUSEHOLD
INCOME
(MEDIAN)

1 MIILE:	\$71,156
3 MILES:	\$69,071
5 MILES:	\$71,268

LEASING INFORMATION

ASKING RATES

Call for Details.

2022 EST. NNN

\$8.90/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



303.306.1000
LEASING@WESTERNCENTERS.COM
WWW.WESTERNCENTERS.COM

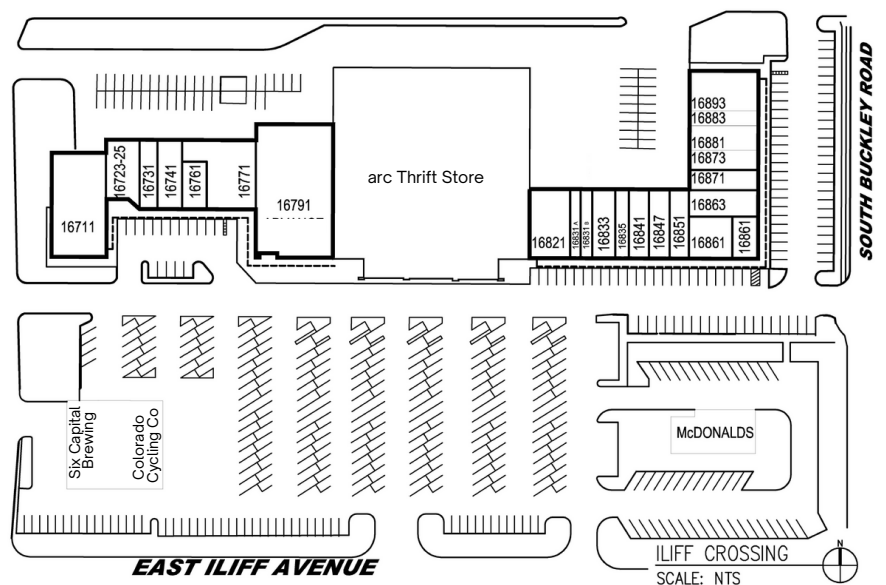
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SUITE	TENANT	SQ. FT.
16711	Crossfit Crush	5,828
16723-25	Angelo's CD's & More	2,546
16731	Barbones Barbershop	1,540
16741	Workhorse Tattoo Collective	1,400
16761	Gihon International Market	1,200
16771	MY Laundry	3,796
16791	Advance Auto Parts	10,560
16821	Lightshade Labs	3,200
16831A	Season Nails	1,150
16831B	Metro PCS	1,487
16833	Dulceria Y Pinateria Vero	1,170
16835	Fred Loya Insurance	1,374
16841	Iliff Crossing Liquors	2,681
16847	First Choice Insurance	1,023
16851	Tobacco Station	853
16861	Baskin Robins	1,260
16863	Doc's Videos and Games	1,885
16871	Alteration & Shoe Repair	1,004
16873	Cakes By Karen	1,376
16881	Little Ceasars	1,793
16883	Wing Stop	1,270
16893	Sand Creek Lounge	2,940

SITE MAP



EXPLORE MORE WESTERN CENTERS
LEASING OPPORTUNITIES



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