

**RETAIL & OFFICE SPACE
FOR LEASE**



ILIFF CROSSING

16711 E. Iliff Avenue, Aurora, CO 80013

PROPERTY FEATURES

- Located at the corner of Iliff and Buckley - one of Aurora's busiest intersections!
- Great visibility with multiple monument signs.
- Excellent tenant mix with well-established local and national businesses.
- Ample parking.

LEASING INFORMATION

Asking Rates:	Call for details.
Est. NNN (2026):	\$9.03
Lease Terms:	3-5 year leases.
Max. Contiguous:	2,940 sq ft
Minimum Sq. Ft.:	2,940 sq ft

DEMOGRAPHICS (2026)

 POPULATION	1 MILE:	20,3381
	3 MILES:	61,672
	5 MILES:	350,194
 HOUSEHOLDS	1 MILE:	7,374
	3 MILES:	61,747
	5 MILES:	131,522
 HOUSEHOLD INCOME (MEDIAN)	1 MILE:	\$67,357
	3 MILES:	\$71,888
	5 MILES:	\$94,318



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Leasing Opportunities!