

# RETAIL & OFFICE SPACE FOR LEASE



## CHAMBERS POINT

1700 S. Chambers Road, Aurora, CO 80017




### PROPERTY FEATURES

Chambers Point (Aurora Hemp Marketplace) is the only one-stop retail shopping center that has all of your cannabis-based needs, including Rocky Road dispensary and Myxed Up Creations, Denver's largest head shop. Other compatible tenants include check cashing, Fat Shack, Mr. Donuts, and more!

### LEASING INFORMATION

<b>Asking Rates:</b>	Call for details.
<b>Est. NNN (2024):</b>	\$12.10
<b>Lease Terms:</b>	3-5 year leases.
<b>Max. Contiguous:</b>	700 Sq. Ft.
<b>Minimum Sq. Ft.:</b>	700 Sq. Ft.

### DEMOGRAPHICS (2024)

 POPULATION	<b>1 MILE:</b>	24,591
	<b>3 MILES:</b>	167,956
	<b>5 MILES:</b>	386,028
 HOUSEHOLDS	<b>1 MILE:</b>	9,101
	<b>3 MILES:</b>	64,629
	<b>5 MILES:</b>	149,967
 HOUSEHOLD INCOME (MEDIAN)	<b>1 MILE:</b>	\$66,756
	<b>3 MILES:</b>	\$69,393
	<b>5 MILES:</b>	\$68,125



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Leasing Opportunities!

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SUITE	TENANT	SQ. FT.
1702	El Nopal Neveria	1,859
1702-B	Sunrise Family Dental	2,087
1704	Mr. Donuts	1,600
1706	Garlic Naan	2,185
1708-10	Fat Shack	2,400
1712-14	Rocky Road Aurora	2,295
1716	Tub Time Doggie Salon	1,200
1718	Myxed Up Creations	6,534
1720	Rapido Y Mas Tax & Acct.	863
1722	Spicy Chili and Pho	1,500
1724	Envios Panchita	1,210
1726	InkSylum Tattoo	1,200
1728	Floreria La Nube	1,171
1730	Precision Barbers	1,200
1732	Halau Kalama	1,200
1734	NT Nails	1,200
1736	Dulceria La Colmena	1,200
1738-42	Tacos El Metate	3,600
1744	Ambiance Hair Braiding	700
1746	Fabulous Beauty Bar	600
1748	<b>AVAILABLE</b>	<b>700</b>
1750	Mulu Engera	1,355
1756	Life by Designs Ministries	8,900
1777	Iglesia Nuevo Amanecer	2,400

## SITE MAP

