

CADENCE CAPITAL INVESTMENTS LLC

AN AMAZING OPPORTUNITY

AT I-225 & COLFAX AVE, AURORA, COLORADO

The site is located right off of I-225, on the North side of Colfax Ave. It is near to the Fitzsimmons Redevelopment and the new University of Colorado Medical facilities. This is a fantastic opportunity to have a presence on Colfax Ave with highway visibility. The existing building is ready for immediate occupancy and there are approved plans for a second building for future expansion if desired.

For Lease: \$25.00 per square foot

Lot Size: 20,908 square feet

Existing Building: 1,845 square feet

Traffic Count: Colfax Ave - 39,000 ADT (2006)

Trade Area Demographics:

	1 Mile	3 Mile	5 Mile
Population	17,693	109,954	276,019
Average HH Income	\$41,922	\$47,179	\$53,576
Daytime Population	5,337	43,850	91,051

FOR FURTHER INFORMATION PLEASE CONTACT
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