

# HOFFMAN HEIGHTS - RETAIL/OFFICE STOREFRONT

618-750 Peoria St, Aurora, CO 80011

FOR LEASE



## LEASE RATE

**\$10.00 - 14.00 SF/YR**

## OFFERING SUMMARY

Available SF:	1,200 - 10,500 SF
NNN:	\$5.11/SF
Lot Size:	13.49 Acres
Year Built:	1959
Building Size:	95,595 SF



## CHARLES NUSBAUM

303.454.5420  
cnusbaum@antonoff.com

## CHRIS VINCENT

303.407.6388  
chris@denverofficespace.com

## PROPERTY HIGHLIGHTS

- Anchored by Save-a-lot, Dollar Tree, Ace Hardware & Family Dollar
- One mile from 2 major hospitals
- Busy, high traffic Peoria & 6th Ave trade area
- One mile from I-225
- Monument signage, signalized intersection
- Great tenant mix

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
690 Peoria St	\$12.00 - 14.00 SF/yr	3,770 SF
730-736 Peoria St	\$10.00 - 12.00 SF/yr	9,785 SF
738H-J Peoria St	\$12.00 - 14.00 SF/yr	5,760 SF
672 Peoria St	\$12.00 - 14.00 SF/yr	1,200 SF
740 Peoria St	\$12.00 - 14.00 SF/yr	10,500 SF

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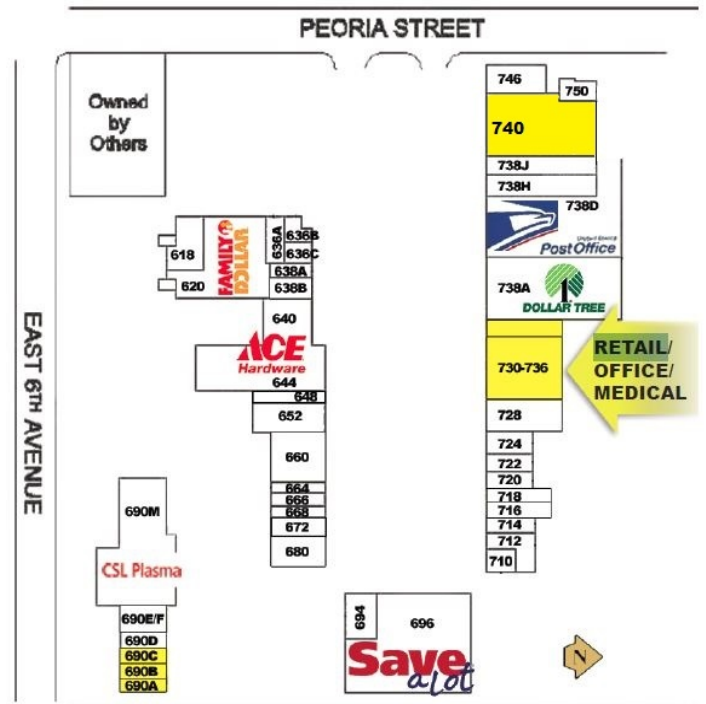
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Unit Number	Tenant	Size in SF
618	Wash Time Laundry	3,200
620	Family Dollar Stores	11,256
636A	China Chef	1,300
636B	Ace Cash Express	1,100
636C	Hoffman Heights Barber	900
638A	All World Trust Services	1,000
638B	AWTS	2,500
640	Ace Hardware	3,750
644	Ace Hardware	9,600
648	Pasteles Cisne	1,600
652	Caroll Restaurant	3,200
660	People's Rent to Own Furniture	4,800
664	Nueva Era Salon	1,200
666	Nutritional Training	1,200
668	Natura Herbs and Vitamin	1,200
672	AVAILABLE	1,200
680	Pho Duy	2,400
690(A-C)	AVAILABLE <small>3,770 SF divisible to</small>	1,307/1,381/1,082
690D	Nationwide Temporaries	1,500
690E/F	Homeward, Inc	2,958
690M	CSL Plasma	16,308
694	Boutique/Zumba	2,501
696	Save-A-Lot	16,825
710	Americo Watch Repair	600
712	Las Tortugas	1,800
714	Festival Dulcelandia Party Supply	1,600
716	La Madre Mexican Snacks	800
718	Dry Cleaner	800
720	Fiesta Insurance	1,200
722	Benny's Mart	1,200
724	Aurora Dental Group	3,300
728	Hoffman Heights Liquor	4,500
730-736	AVAILABLE <small>2,100 SF Medical Space Available NOW</small>	9,785
738A	Dollar Tree	13,020
738D	U.S. Postal Service	13,820
738 H-J	AVAILABLE	5,760
740	AVAILABLE	10,500
746	Winchell's Donuts	1,320
750	Nail's First	1,054



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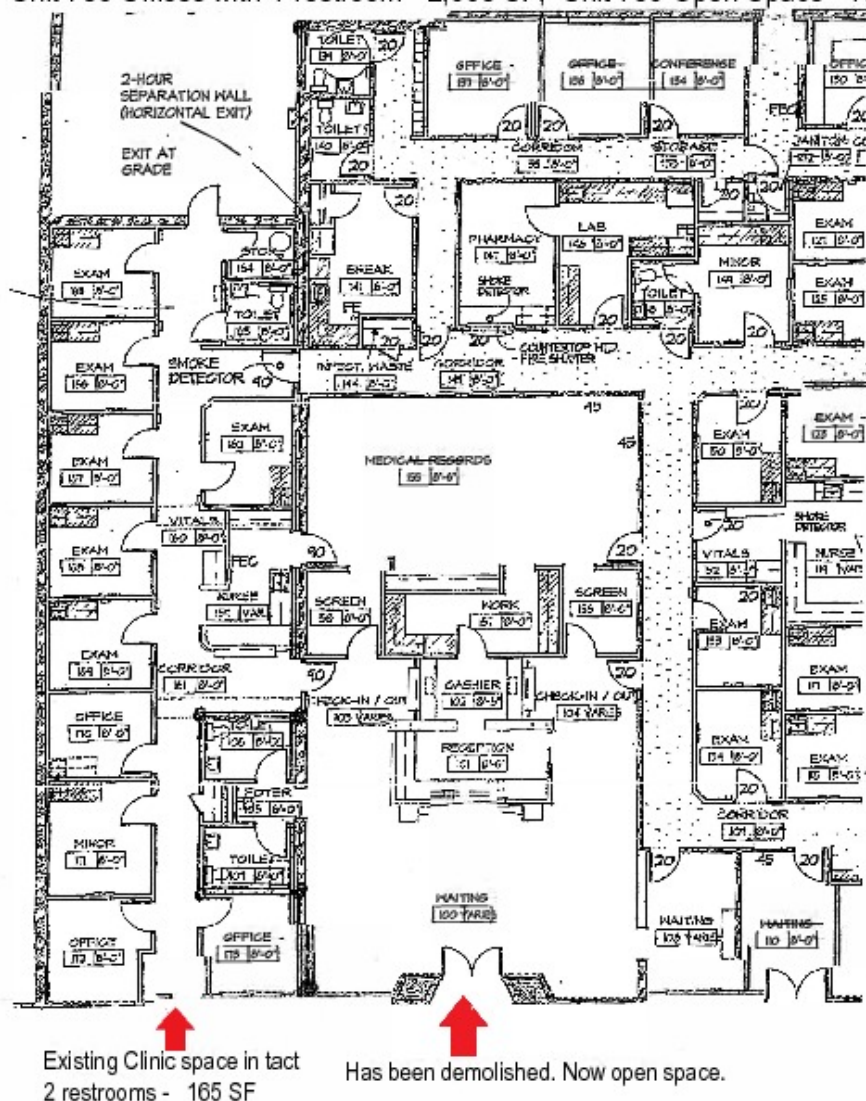
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Hoffman Heights NEC 6th & Peoria, Aurora, CO  
Unit 736 Offices with 1 restroom - 2,095 SF; Unit 730 Open Space - 7,525 SF



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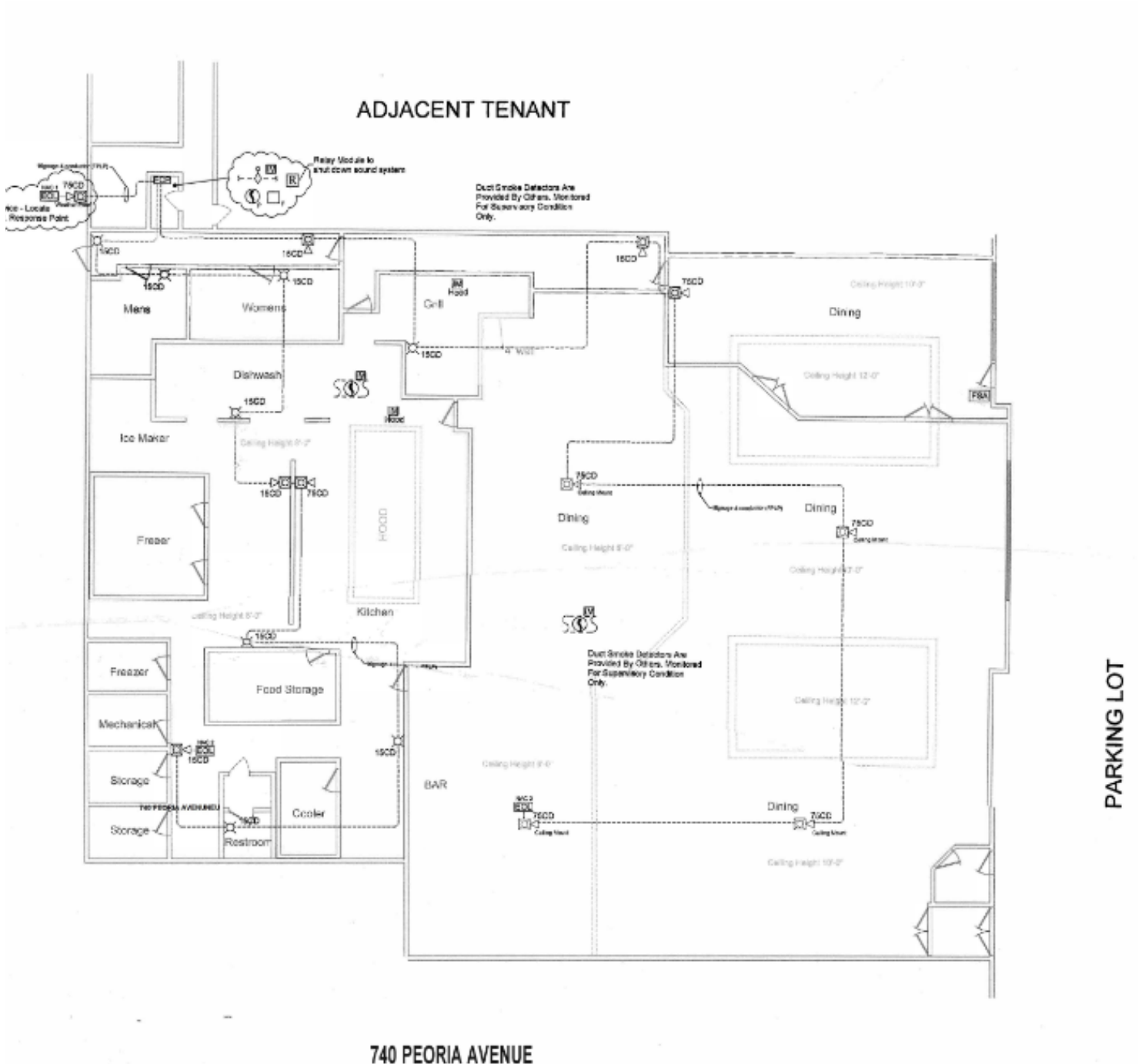
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