GATEWAY TOWN CENTER 3471-3511 N SALIDA CT

Aurora, Colorado





FEATURES





GATEWAY TOWN CENTER

As exclusive agents, we are pleased to offer the following space for lease:

RETAIL FOR LEASE

SPACE AVAILABLE

• 18,572 SF

LEASE RATE

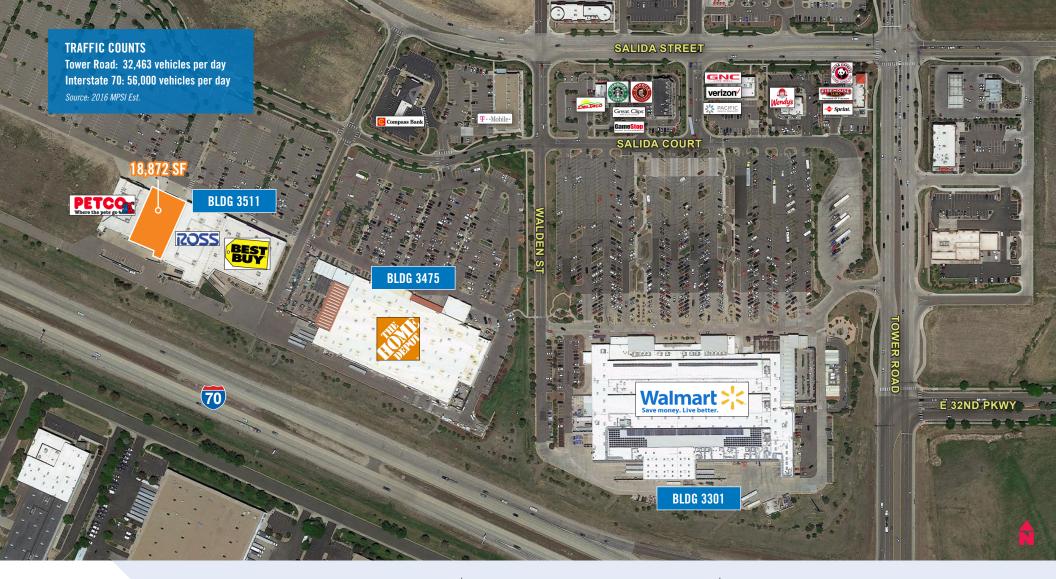
Contact Broker

PROPERTY HIGHLIGHTS

- Exceptional growth corridor along Tower Road
- Excellent signage visibility to I-70
- Jr. Anchor space with strong anchors
- Great co-tenancy

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,524	79,278	184,453
Households	726	23,183	56,144
Average Household Income	\$72,926	\$69,183	\$63,764
Total Daytime Population	8,251	106,926	237,820

Source: Magnify Maps



TENANT LIST **OUTPARCELS**

T-Mobile Garibaldi Mexican Restaurant DelTaco GameStop

Sue Keck Compass Bank

Great Clips Starbucks Chipotle GNC Pacific Dental Verizon

Wendy's

Panda Express

Spring

Firehouse Subs

LOCATION

FOR FURTHER INFORMATION, PLEASE CONTACT:

Carolyn Martinez 303.260.4378 <u>carolyn.martinez@ngkf.com</u> Mike Lindemann 303.260.4371 <u>mlindemann@ngkf.com</u>

Junior Box Space Available





Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.