

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

TRAFFIC COUNTS

Tower Road: 32,463 vehicles per day
Interstate 70: 56,000 vehicles per day

Source: 2016 MPSI Est.



TENANT LIST

3511

Petco
AVAILABLE
Ross

18,872 SF

3475

Best Buy
Home Depot
Walmart

3301

OUTPARCELS

Sue Keck Compass Bank
T-Mobile
Garibaldi Mexican Restaurant
DelTaco
GameStop
Great Clips
Starbucks

Chipotle
GNC
Pacific Dental
Verizon
Wendy's
Panda Express
Spring
Firehouse Subs

LOCATION

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Junior Box Space Available

