

CITY CENTER MARKETPLACE

ALAMEDA PARKWAY & CHAMBERS ROAD ■ AURORA, DENVER



DEMOGRAPHICS - 2008

Area	Daytime Population	Population	Avg. HH Income
3-MILE	48,318	138,375	\$53,793
5-MILE	110,839	316,380	\$55,981

Combined Traffic Counts of 79,900 (cars per day)

40,700 (Chambers Road)
39,200 (Alameda Parkway)

Join 24 Hour Fitness, Sherwin Williams, Aaron Rents, Checker Auto and Quality Auto Sound. Direct access from the Alameda & I-225 interchange.

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FEATURES

- ✓ Interchange at I-225
- ✓ Excellent access & visibility from Alameda Parkway and Chambers Road
- ✓ 1 Acre Pad Site Available
- ✓ TPositioned to serve Aurora's business/municipal corridor, with close proximity to:
 - Aurora Mall-completed \$100 M Renovation; Macy's, JCPenney, Sears, Dillard's
 - City of Aurora Municipal Center & Offices houses close to 1,000 employees.
 - Arapahoe County Services Building Community College of Aurora (approximately 5,400 Students)
 - 600K SF Power Center- Aurora City Place SuperTarget, Ross, Linens-N-Things
 - Aurora Centre Tech Business Park
 - University of Colorado Health Science Center

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Additional information on back side ►

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1	First Step Infant Toddler Daycare	3,500 SF
2	South Chambers Laundry	1,600 SF
3	Music Go Round	3,200 SF
3a	AVAILABLE	2,944 SF
3b	AVAILABLE	4,332 SF
4	AVAILABLE	20,668 SF
6	Heart for the World Christian Center	5,312 SF
7	Senior Med	28,287 SF
8	Arapahoe County Clerk	11,126 SF
9	DaVita	8,588 SF
10	AVAILABLE	28,238 SF
10a	24 Hour Fitness	39,421 SF
11	Quality Auto Sound	4,280 SF
12	Wireless City	1,000 SF
13	Papa John's	1,200 SF
14	City Center Chiropractic	2,240 SF
15	AVAILABLE	1,200 SF
16	Cost Cutters	960 SF
17	Miracle 8 Dry Cleaner	1,000 SF
18	Rainbow Chinese Cuisine	3,000 SF
19	AVAILABLE	6,420 sf
20	Alameda Crossing Liquor	3,580 SF
21	AVAILABLE	3,675 SF
22	AVAILABLE	7,560 SF
23	Checker Auto Parts	10,260 SF
24	Vision First Eyecare	2,300 SF
25	Allied Cash Advance	1,200 SF
26	AVAILABLE	4,110 SF
27	AVAILABLE	1,365 SF
28	AVAILABLE	2,760 SF
29a	Dance Core	4,000 SF
29b	AVAILABLE	2,018 SF
30	AVAILABLE	1,065 SF
31	Subway	1,200 SF
32	Cigarettes Plus	1,193 SF
33	Sherwin Williams	4,855 SF
34a	AVAILABLE	1,922 SF
34b	AVAILABLE	2,000 SF
35	PAD AVAILABLE	43,560 SF



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