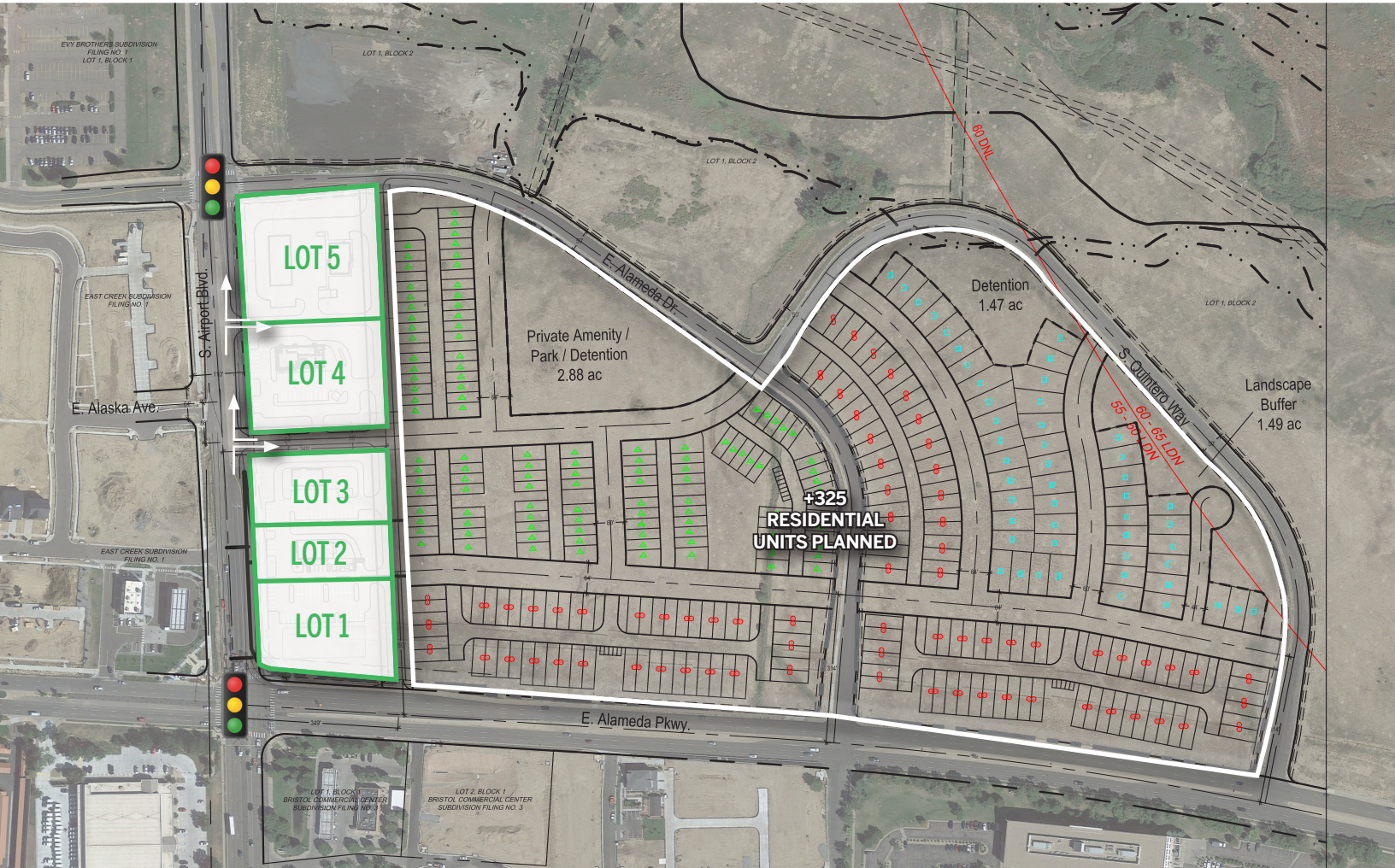


NEC S. AIRPORT BLVD. & E. ALAMEDA PKWY. | AURORA, COLORADO



RETAIL PAD SITES AVAILABLE

Located 2 miles east of I-225 and just southwest of Buckley Air Force Base, this high-traffic intersection boasts retail pad sites fronting Airport Boulevard available for GL, purchase and BTS.

AVAILABILITY

LOT	AREA (SF)	AREA (AC)	STATUS
Lot 1	50,114	1.15	Pending
Lot 2	24,357	0.56	Available
Lot 3	44,678	1.03	Pending
Lot 4	54,156	1.24	Pending
Lot 5	73,746	1.69	Available

PROPERTY HIGHLIGHTS

- High-traffic Intersection (over 40,000 VPD)
- +325 Residential Units Planned

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,449	53,103	104,320
Avg. HH Income	\$113,941	\$119,884	\$134,905
Households	3,924	21,219	40,535
Daytime Population	3,028	20,601	36,349

Demographics courtesy of Placer.ai, 2020



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