FOR LEASE

AURORA CITY CENTER MARKETPLACE

SE CORNER OF CHAMBERS & ALAMEDA | AURORA, COLORADO 80017

DEPAUL
Real Estate Advisors

4500 Cherry Creek Drive S, Suite 860
Denver, CO 80246
(303) 333-9799
www.depaulrea.com

MATTHEW WATSON
Broker
(303) 333-9799
Matthew@DePaulREA.com

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	512-586 S. Chambers Road Aurora, Colorado 80017	
PROPERTY TYPE	Anchored Retail	
AVAILABLE SPACE	Unit 3	1,600 SF - 3,200 SF
	Unit 22B	1,457 SF
LEASE RATE	Please contact broker	
NNN EXPENSES	$9.29 PSF – Estimated 2026	
ZONING	PCZD | City of Aurora	

- Exceptional frontage along Chambers Road with 36,224 VPD
- Located at signalized intersection with six access points
- Just 17 miles south of the Denver International Airport

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 EST. POPULATION	23,694	166,567	375,159
AVERAGE HH INCOME	$81,188	$92,205	$96,881
DAYTIME EMPLOYEES	13,951	55,107	136,152
BUSINESSES	935	8,911	21,174

TRAFFIC COUNTS

COLORADO Department of Transportation

CoStarGroup

S. CHAMBERS RD. NORTH OF E. ALAMEDA PKWY	30,075 VPD
E. ALAMEDA PKWY. EAST OF S. CHAMBERS RD.	29,625 VPD
S. CHAMBERS RD. SOUTH OF E. ALAMEDA PKWY.	36,224 VPD
E. ALAMEDA PKWY. WEST OF S. CHAMBERS RD.	32,767 VPD

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This information has been secured from sources deemed reliable, however DePaul Real Estate Advisors make no representation or warranties, expressed or implied, as to the accuracy of the information.

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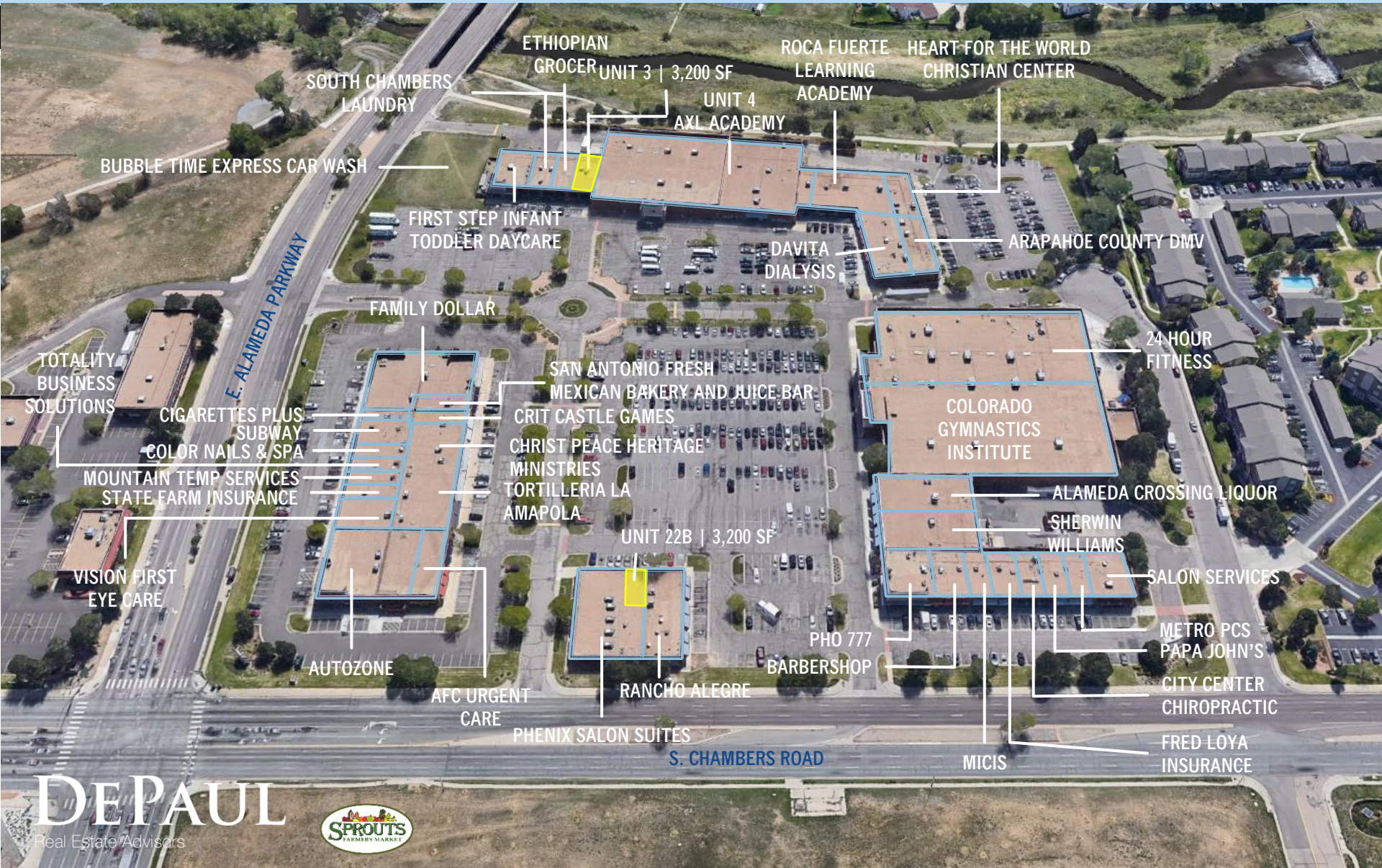
SITE PLAN


ETHIOPIAN GROCER
UNIT 3 | 3,200 SF
ROCA FUERTE LEARNING ACADEMY
HEART FOR THE WORLD CHRISTIAN CENTER
SOUTH CHAMBERS LAUNDRY
UNIT 4
AXL ACADEMY
BUBBLE TIME EXPRESS CAR WASH
FIRST STEP INFANT TODDLER DAYCARE
DAVITA DIALYSIS
ARAPAHOE COUNTY DMV
E. ALAMEDA PARKWAY
FAMILY DOLLAR
24 HOUR FITNESS
TOTALITY BUSINESS SOLUTIONS
SAN ANTONIO FRESH MEXICAN BAKERY AND JUICE BAR
CIGARETTES PLUS
SUBWAY
CRIT CASTLE GAMES
COLORADO GYMNASTICS INSTITUTE
COLOR NAILS & SPA
CHRIST PEACE HERITAGE MINISTRIES
MOUNTAIN TEMP SERVICES
STATE FARM INSURANCE
TORTILLERIA LA AMAPOLA
ALAMEDA CROSSING LIQUOR
SHERWIN WILLIAMS
UNIT 22B | 3,200 SF
VISION FIRST EYE CARE
SALON SERVICES
METRO PCS
PAPA JOHN'S
PHO 777
BARBERSHOP
AUTOZONE
AFC URGENT CARE
RANCHO ALEGRE
CITY CENTER CHIROPRACTIC
PHENIX SALON SUITES
S. CHAMBERS ROAD
MICIS
FRED LOYA INSURANCE
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SPROUTS FARMERS MARKET

Buckley Air Force Base
EastCreek
144 single family homes
Alameda View
116 apartments
E. ALAMEDA PARKWAY
S. CHAMBERS ROAD
SPROUTS FARMERS MARKET
City Center tract
TOD Development Site

LOCATION

FITZSIMONS MEDICAL CAMPUS
AURORA SPORTS PARK
TOWN CENTER AT AURORA
BUCKLEY AIR FORCE BASE
RTD
Office DEPOT
Walmart
BED BATH & BEYOND
THE HOME DEPOT
PETCO
Tires LES SCHWAB
BEST BUY
CHIPOTLE MEXICAN GRILL
smashburger
Anthony's PIZZA & PASTA
noodles & company
FedEx Office
Spicy Pickle
KOHL'S
TARGET
DICK'S SPORTING GOODS
ULTA BEAUTY
SPROUTS FARMERS MARKET
PETSMART
Michaels
BARNES & NOBLE
ROSS
Conn's HomePlus
Sam's CLUB
Burlington
Best Western
COSTCO WHOLESALE
LOWE'S
JCPenney
Gordmans
Dillard's
HOBBY LOBBY
Fieldhouse USA
CENTURY THEATRES
macy's
AmegyBank of Texas
ups
The UPS Store
TCF BANK
STARBUCKS COFFEE
SUBWAY
KeyBank
Qdoba MEXICAN GRILL
E 6th Ave
E Alameda Pkwy
E Mississippi Ave
E Iliff Ave
E Yale Ave
E Dartmouth Ave
Evans Ave
Martin Luther King Jr Blvd
E 40th Ave
E 23rd Ave
E 17th Ave
E Hale Pkwy
Leetsdale Dr
S Cherry St
S Holly St
S Monaco Pkwy
S Quebec St
S Havana St
S Potomac St
S Telluride St
S Conservatory Pkwy
Service Rd
Colorado Blvd
Central Park Blvd
Chambers Rd
Peña Blvd
Northfield Blvd
E 47th Ave
Stapleton Dr S
Smith Rd
Fitzsimons Pkwy
Montview Blvd
Florida Ave
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDT20-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

512-586 S. Chambers Road Aurora, CO 80017

or real estate which substantially meets the following requirements:

_____.

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☒ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☒ Show the premises ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

_____ _____

Tenant Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via **email and/or hand delivery** and retained a copy for Broker's records.

Brokerage Firm's Name: **DePaul Real Estate Advisors**

_____

Broker