



FOR LEASE

SEVEN HILLS PLAZA SHOPPING CENTER

18511 E. HAMPDEN AVE.
AURORA, CO 80013

SITE PLAN



AVAILABILITIES

SUITE AVAILABLE

102, 104 & 106	2,700 SF
110	1,200 SF
134	2,400 SF
160	1,700 SF
168	1,200 SF
172	1,429 SF
174	1,577 SF
187	1,964 SF
188	2,760 SF
192	3,680 SF

LOCATION OVERVIEW



TENANTS

- State Farm Insurance
- Smoker Friendly
- People Food Mart
- Animal Care Center of Aurora
- Lady Luck Tattoo
- Star 4 Ever Nail Salon
- Aurora Vision Center
- Honeybee Asian Bistro
- GRIN Pediatric Dentistry & Orthodontics of Aurora
- Music Go Round
- NAPA Auto Parts
- Taqueria Jalisco Mexican Grill
- Play It Again Sports
- Movie Tavern
- Domino's Pizza
- 7 Eleven
- Golden Flame Hot Wings
- Crossroads Bible Church
- Allstate Insurance
- State Farm Insurance
- National Martial Arts Academy
- Action Behavior Centers
- Care and Community



TRAFFIC COUNTS

CoStar, 2024

Street	Cross Street	Vehicles Per Day
East Hampden Avenue	S Biscay St E	22,827
Tower Road	E Floyd Ave S	32,877

DEMOGRAPHICS

CoStar, 2024

	1 Mile	3 Mile	5 Mile
Population	21,933	146,933	282,124
Median HH Income	\$88,848	\$93,700	\$87,408



PROPERTY OVERVIEW



RETAIL SPACES FOR LEASE

DEMOGRAPHICS



RING OF 1-MILE RADIUS

23,708
2024 Total Population

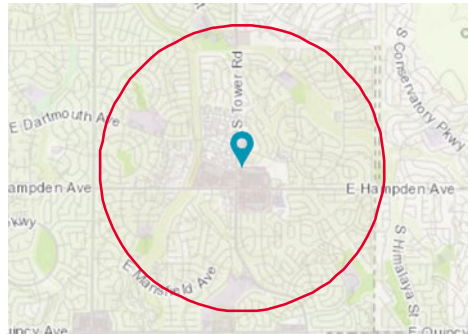
8,366
2024 Total Households

2.83
2024 Average Household Size

114,518
2024 Average Household Income

36.7
2024 Median Age

559,996
2024 Average Home Value



EMPLOYMENT

14,373
2024 Total Daytime Population

28%
2024 Daytime Population: Workers

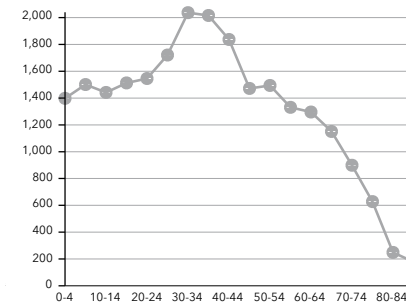
72%
2024 Daytime Population: Residents

4,578.7
2024 Daytime Population Density (Pop/sq mi)

329
2024 Total (SIC01-99) Businesses

2,986
2024 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



EDUCATIONAL ATTAINMENT

20%
High School Diploma

5%
GED/Alternative Credential

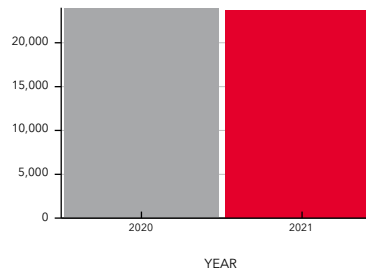
21%
Some College/No Degree

11%
Associate's Degree

24%
Bachelor's Degree

10%
Graduate/Professional Degree

POPULATION TIME SERIES 2010-2021



50%
Male Population (%)

50%
Female Population (%)

-0.40%
2023-2028 Population: Compound Annual Growth Rate



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FOR MORE INFORMATION, PLEASE CONTACT:

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