

# EAST ILIFF PLAZA

16728-16880 E. Iliff Ave, Aurora, CO 80013

## FOR LEASE



**LEASE RATE**      **\$12.00 - \$20.00 SF/YR NNN**

### OFFERING SUMMARY

**Available SF:**                      3,600 - 3,800 SF  
**Lot Size:**                              5.04 Acres  
**Year Built:**                              1979  
**Building Size:**                      50,000 SF  
**Zoning:**                                  Commercial

### PROPERTY HIGHLIGHTS

- Attractive retail center located at SWC of E. Iliff Ave & Buckley Rd.
- Landlord has the ability to add tenant finish allowance
- Low shopping center expenses: NNN=\$8.45/SF
- Ample parking, signage
- Located in high traffic area at the SWC of E. Iliff Ave. & Buckley Rd.
- Co-listed with Danchen Astle and Brandi Spencer- ALG Commercial

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
16758	Negotiable	3,800 SF
16860	Negotiable	3,600 SF



#### LOUIS LEE

303.454.5416  
llee@antonoff.com

#### DANCHEN ASTLE

720.880.6975  
danchen@algcommercial.com

#### BRANDI SPENCER

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**ANTONOFF**  
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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UNIT #	TENANT	SF
A - 16880	Money Tree	2,400
B - 16876	Smiling LLC	1,200
C - 16870	China Café 4 Inc.	2,400
D - 16868	Smokin' Rich's	1,200
E - 16866	Styles R Us	1,200
<b>F - 16860</b>	<b>VACANT</b>	<b>3,600</b>
G - 16798	Nails	1,200
H - 16794	Grocery	2,400
I - 16786	Event Center	4,800
J - 16784	DS Market	3,600
K - 16768	Great Grooms	800
L - 16762	Venezia Innovative Services	3,800
<b>M - 16758</b>	<b>VACANT</b>	<b>3,800</b>
N - 16750	Little Star Learning Center	4,800
O - 16746	Christian Congregation	1,600
P - 16744	Islamic Center of Aurora	1,600
Q - 16740	Community Center	1,600
R - 16738	Colorado Church of Christ	3,800
S - 16728	Southeast Aurora Club	2,600
T - 16734	Paradigm One, Inc.	1,600

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Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

**16728-16880 E. Iliff Ave, Aurora, CO 80013**

**Map Labels:** S Pagosa Way, S Buckley Rd, E Iliff Ave, E Wesley Ave, S Olaf Way, Toll Gate Creek Trail, S Naples Way, S Pitkin Way, E Iliff Pl, E Iliff Ave, E Wesley Ave, S Olaf Way, S Pagosa Way, S Buckley Rd, E Iliff Ave, E Wesley Ave, S Olaf Way, S Pagosa Way, S Buckley Rd, E Iliff Ave, E Wesley Ave, S Olaf Way.

**Business Callouts:** Dutch Bros, Wells Fargo, McDonald's, Taco Bell, Wendy's, Jiffy Lube, Burger King, Shell, King Soopers Fuel Center, Discount Tire, ACE Hardware.

**Highlighted Area:** EAST ILIFF PLAZA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Total Population	19,073	158,093	343,772
2023 Average Household Income	\$83,906	\$87,241	\$94,470
Businesses	423	4,594	11,166
Employees	3,212	41,122	93,672

**TRAFFIC COUNT**

Location	Count
E. Iliff Ave. N of S. Norfolk St.	38,365/vpd
E. Iliff Ave. W of S. Naples Way	35,622/vpd
S. Buckley Rd. N of S. Olaf Way	30,201/vpd

\* Demographics and Traffic Counts provided by CoStar

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**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.

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### **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:

[East Iliff Plaza 16728 - 16880 E. Iliff Ave., Aurora, CO 80013](#)

or real estate which substantially meets the following requirements:

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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

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: Antonoff & Co. Brokerage Inc.

Louis Lee 01/02/2024  
Broker Antonoff & Co. Brokerage, Inc.  
By Louis Lee