

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# RETAIL/FLEX near STANLEY MARKETPLACE

2332 Dayton St, Aurora, CO 80010



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**FOR LEASE**



**FOR LEASE: \$17.50/RSF NNN**  
(NNN's est. at \$8/rsf)

This 3,500±SF retail/flex space is two units of 1,750± SF each, was built in 1957, and has 3-phase power. The property is located off 23rd and Dayton just a block and 1/2 away from the Stanley Marketplace. The zoning is OA-MS, permitting Retail, Medical Office, Daycare, and Personal Services. There are 2 Drive-In doors in the back with a fenced yard. Taxes: \$14,172 (2024).



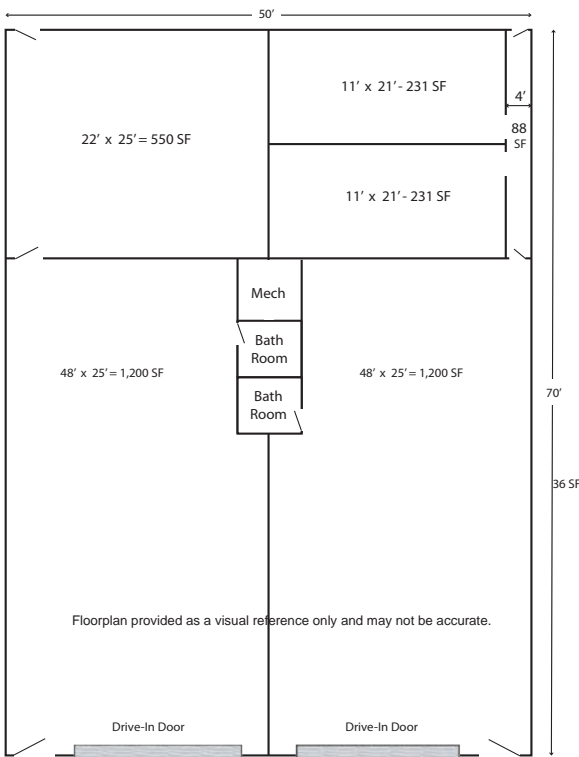
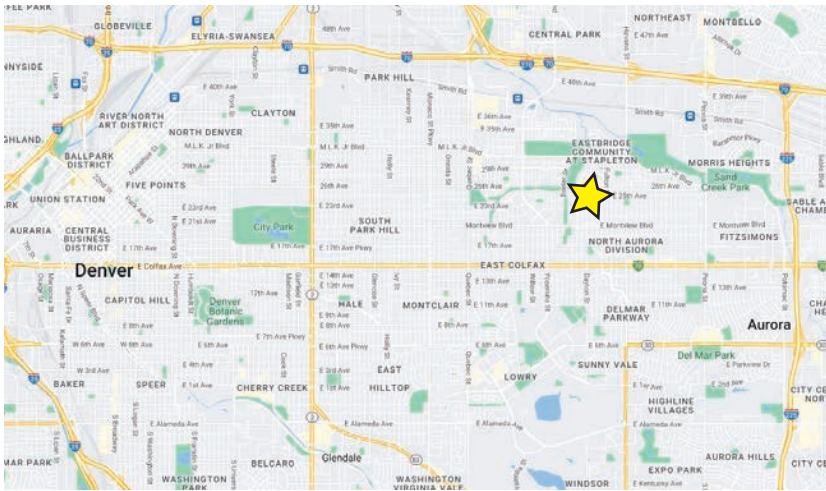
Fuller Real Estate  
(303) 534-4822

**Brokerage  
Disclosure**

**Andrew Dodgen**  
(720) 287-5412 direct  
(720) 670-0377 mobile  
ADodgen@FullerRE.com

**Wuanita LaRusso**  
720.301.4188 cell  
720.287.5404 direct  
WLaRusso@FullerRE.com





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	32,289	163,699	434,639
Households:	9,981	58,928	173,060
Median Income	\$64,802	\$69,493	\$67,532
Median Age:	34.7	34.8	35.7
Traffic:	2,600 vpd - Dayton St @ E 23rd Ave N		