



WOODCREST
CAPITAL, LLC

Freestanding Aurora CO

1395 Peoria St | Aurora CO

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
8,484 SF



- 8,484 SF Freestanding Retail
- Denver, Colorado MSA
- ¼ mi to the UCHealth Hospital
- **Opportunity Zone** Property
- 2016-Built Former Family Dollar

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
US-40/East Colfax	34,853 VPD
I-225	173,437 VPD



Demographics	1-mile*	3-mile	5-mile
Population	24,916	165,967	405,574
Households	8,737	60,095	155,139
Average HH Income	\$65,489	\$82,179	\$93,591

* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

** Traffic Count (VPD) data provided by CoStar Group, 2025 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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