

# Newly Renovated 1,400 sf Space Now Available For Lease | at Harbor Plaza

13710 -13790 East Quincy Avenue, Aurora, Colorado 80015



All photography both pages | Copyright © 2023 J Barry Winter | All Rights Reserved



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 main | 720-941-9202 fax

**Lev Cohen**

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

**Sheldon Hayutin**

720-880-2934 direct | 303-888-8597 cell

sheldon@weststarcommercial.com

www.weststarcommercial.com

**Harbor Plaza** is a popular neighborhood retail center in a well-established community in Aurora, Colorado located at the SEC of the intersection at South Parker Road and East Quincy Avenue. With its competitive rates, exceedingly high daily traffic counts with plenty of on-site parking, and a traffic light conveniently located for both ingress and egress into and from the property from Quincy Ave makes this an ideal location for any business.

## Area Summary

### Average Daily Traffic Counts (2022)

S Parker Rd (SH 83) at S Parker Rd S	55,617 VPD
S Parker Rd (SH 83) at E Quincy Ave N	53,108 VPD
S Parker Rd (SH 83) at E Quincy Ave S	74,329 VPD
E Quincy Ave at S Parker Rd W	38,500 VPD

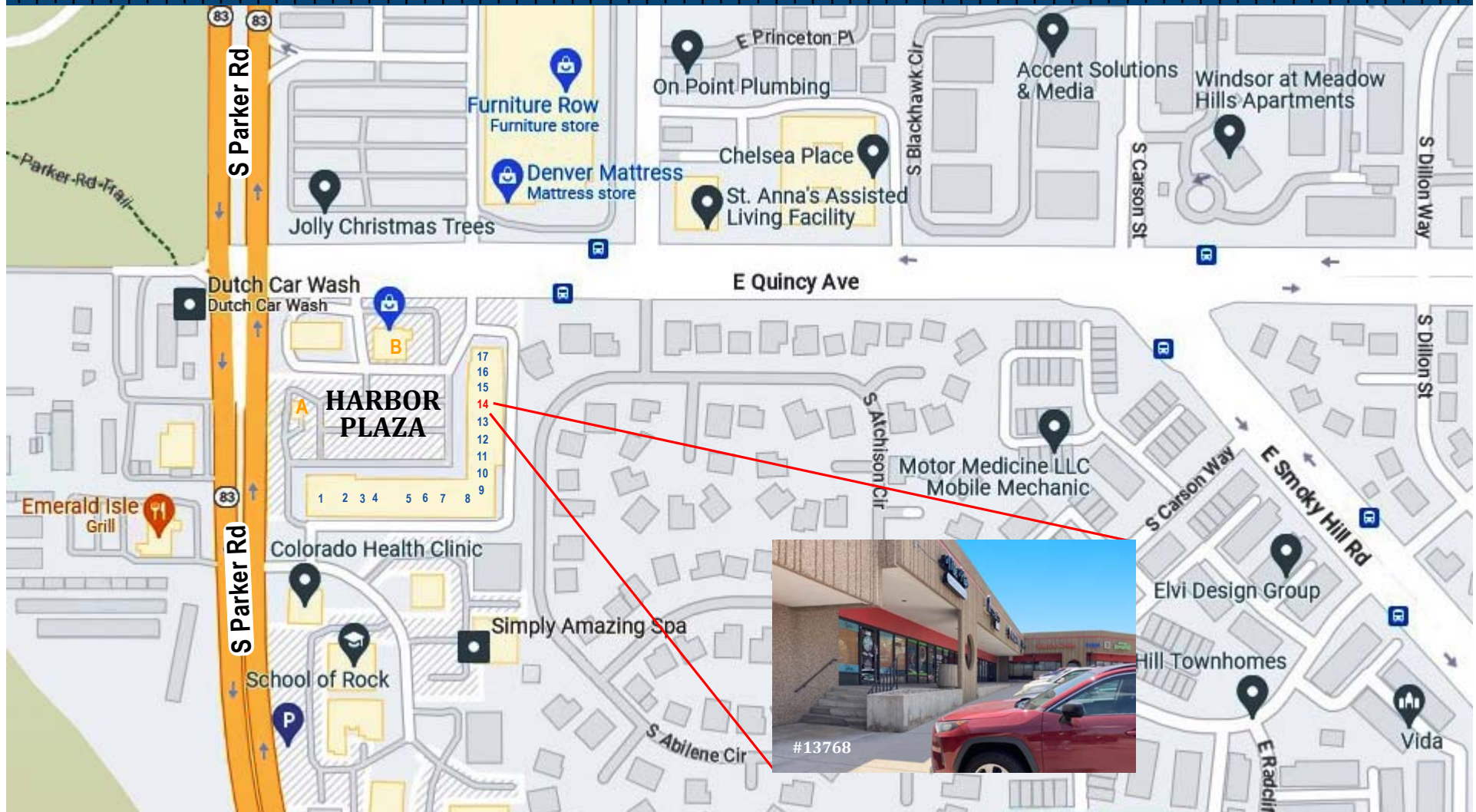
Area Demographics (2022)	2-Mile	5-Miles	10-Miles
2022 Population	38,536	375,162	1,144,820
Median Age	41.1	37.5	37.5
2022 Households	16,430	152,784	465,153
Average HH Income	\$98,996	\$102,132	\$112,234

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, information subject to change  
2023 Sources: demographics, CoStar Realty Information, Inc | traffic, Traffic Metrix

HRBPLZ- 052823D

# Newly Renovated 1,400 sf Space Now Available For Lease | at Harbor Plaza

13710-13790 East Quincy Avenue, Aurora, Colorado 80015



disclaimer: coordinating tenant numbers placed on aerial are only an approximation of each respective space

## AVAILABLE SPACE SUMMARY

Asking rate: \$17.00 psf NNN

Retail space available: 1,400

Construction: Newly Renovated Interior

Bathroom: 1

Please don't hesitate to connect with one of our seasoned brokers for more information.

## HARBOR PLAZA TENANTS

### Two Stand-Alone Tenants

A Starbucks

B 7-11

01 Cherry Thai & Sushi

02 Carpet Mill

03 Jet's Pizza

04 Smoke It Again

05 Europa

06 Credit Union of Colorado

07 Southeast Family Chiropractic

08 Pho 75 Vietnamese

09 Nature Boxpet

10 Exotic Pets

11 Ecigarettes

12 JT Nails & Spa

13 Impressions Salon

14 1,400 sf Available for Lease

15 Armed Forces Career Center

16 American Family Insurance

17 Tattoo

## Lev Cohen

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

## Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell

sheldon@weststarcommercial.com

weststar

All photography | Copyright © 2023 J Barry Winter | All Rights Reserved  
Information contained herein, while not guaranteed, is from sources  
believed reliable. Price, terms, and information subject to change  
Copyright © 2023 Weststar Commercial. All Rights Reserved

HRBPLZ - 052823D

# Newly Renovated 1,400 sf Space Now Available For Lease | at Harbor Plaza

13710-13790 East Quincy Avenue, Aurora, Colorado 80015



All photography both pages | Copyright © 2023 J Barry Winter | All Rights Reserved

Lev Cohen

720-880-2925 direct | 720-232-4118 cell  
lev@weststarcommercial.com

Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell  
sheldon@weststarcommercial.com

*Please don't hesitate to give one  
of our professional brokers a call  
for more information.*

**weststar**

Copyright © 2023 Weststar Commercial. All Rights Reserved  
HRBPLZ - 052823D