

RETAIL SPACE AVAILABLE AT

# FORUM FITZSIMONS

**1,129 SF - 2,835 SF Ground Retail Space**

SWC of Colfax Avenue & Potomac Street, Aurora, CO



Join  
Existing  
Tenants:



**CapitolMarket**



# Property highlights

Move in ready for full service restaurant & bars



1,129 SF – 2,385 SF Available Immediately

Unit A 2,835 SF

Unit B 1,129 SF

Unit C 2,349 SF \*2nd Gen Restaurant Space

Unit D 2,194 SF



30,000 Daytime Employees across the street at 600-acre Anschutz Medical Campus



Over 50,000+ daily visitors



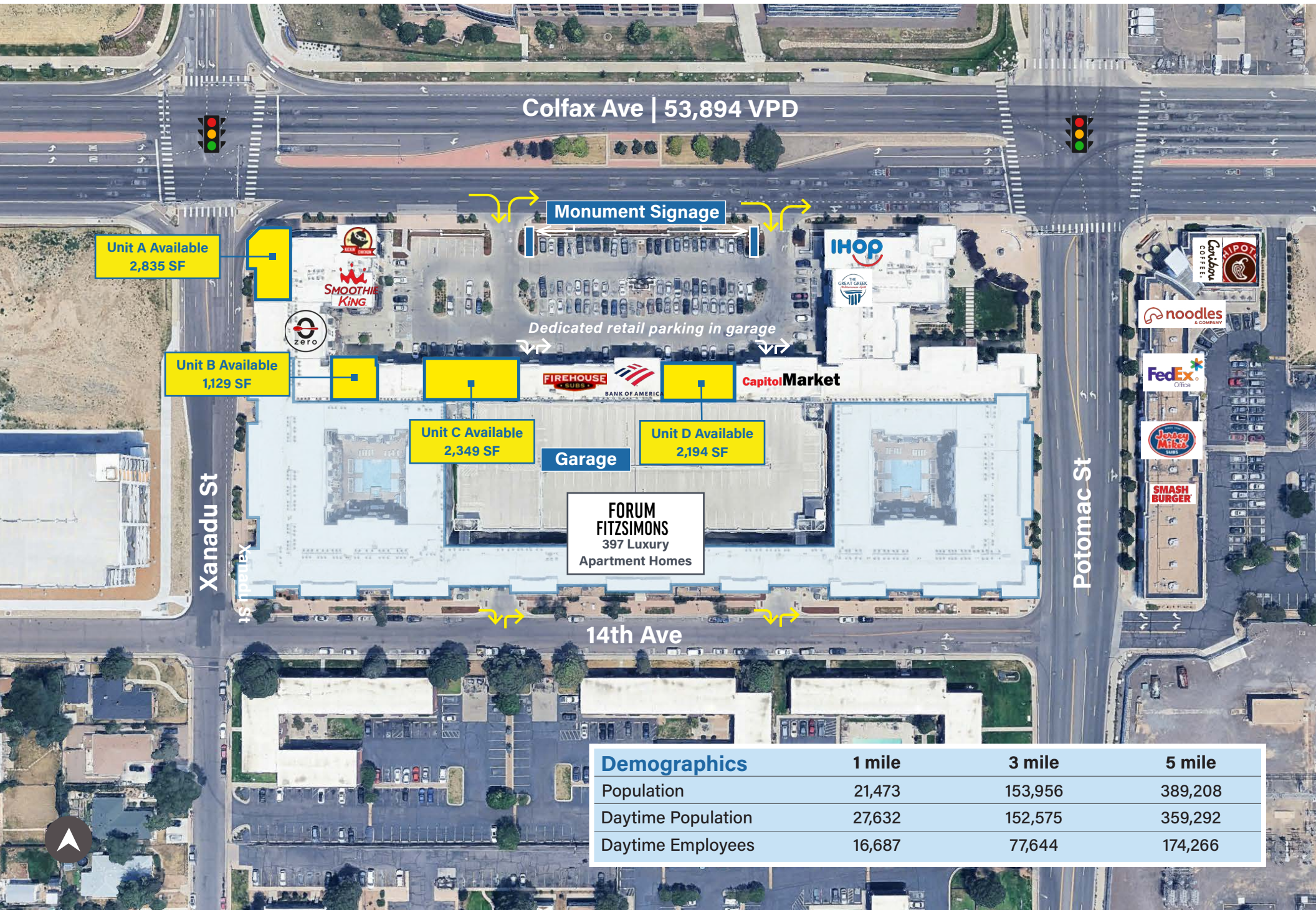
Dedicated on-site retail parking



Superior visibility with convenient access



# Area map



Colfax Ave | 53,894 VPD

Monument Signage

Unit A Available  
2,835 SF

Unit B Available  
1,129 SF

Unit C Available  
2,349 SF

Unit D Available  
2,194 SF

Garage

FORUM  
FITZSIMONS  
397 Luxury  
Apartment Homes

Dedicated retail parking in garage

Xanadu St

Potomac St

14th Ave

Demographics	1 mile	3 mile	5 mile
Population	21,473	153,956	389,208
Daytime Population	27,632	152,575	359,292
Daytime Employees	16,687	77,644	174,266



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