



±2,900 SF

ILLIFF CROSSING

1683 E. Iliff Avenue, Aurora, CO 80013

**Retail Space
Available**
±2,900 SF



Property Highlights



MOVE IN READY END CAP

2,900 SF available—former bar space with enclosed patio.



DIVERSE TENANT MIX

Strong combination of established local businesses and national tenants.



PRIME CORNER LOCATION

Situated at the highly trafficked intersection of Illiff Avenue and Buckley Road offering exceptional exposure.

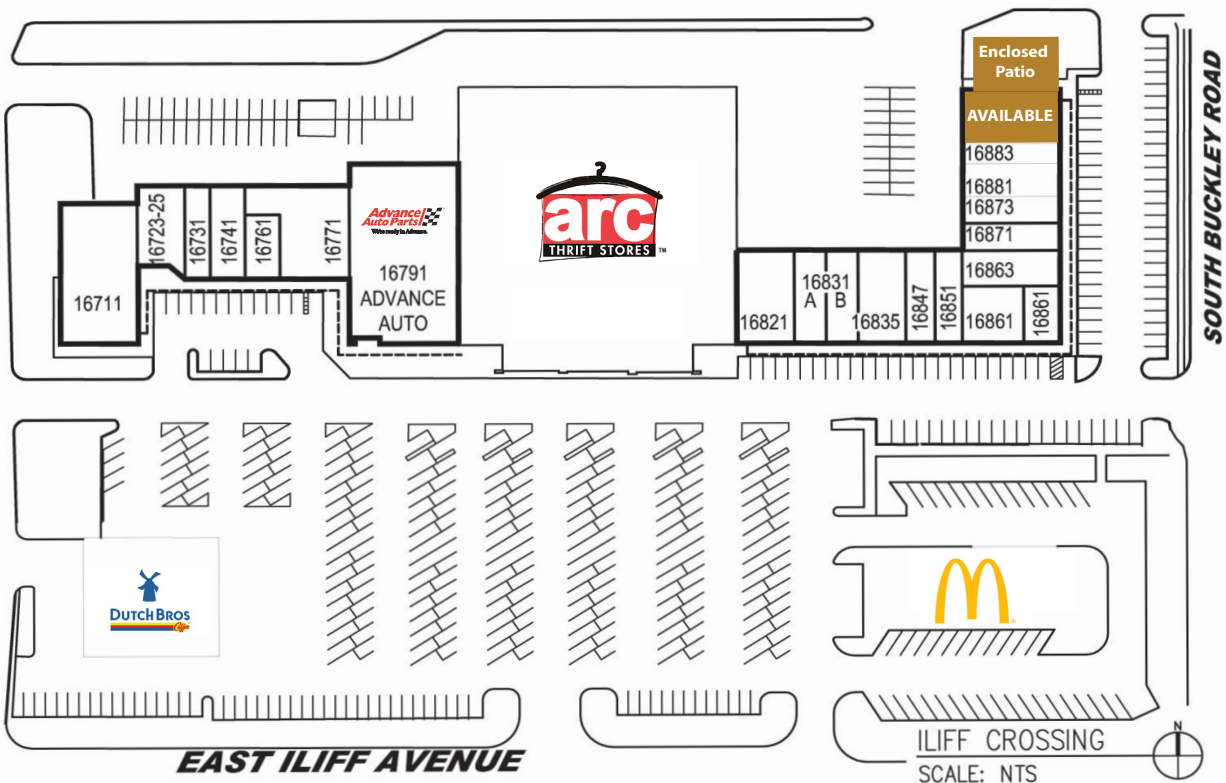


SUPERIOR VISIBILITY AND ACCESS

Prominent corner positioning with excellent sightlines and multiple monument signs for brand exposure.



Site Plan



16711	Crossfit Gym
16723-25	Angelo's CD's & Vinyl
16731	Barbershop
16741	Tattoo Parlor
16761	International Market
16771	Laundry
16791	Advance Auto Parts
16792	Arc Thrift Store
16831 A	Metro by PCS
16831 B	Insurance
16835	Liquor Store
16847	Insurance
16851	Tobacco
16861	Baskin Robbins
16863	Video Games
16863	Tailor
16873	Bakery
16881	Little Caesars
16883	Wing Stop
16893	AVAILABLE



JOIN NEIGHBORING TENANTS





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,027	160,697	353,701
HOUSEHOLDS	7,737	62,183	133,052
AVG HOUSEHOLD INCOME	\$102,991	\$104,144	\$112,026

Source ESRI 2026

FOR LEASING INFORMATION:

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