

TRADE AREA DEMOGRAPHICS

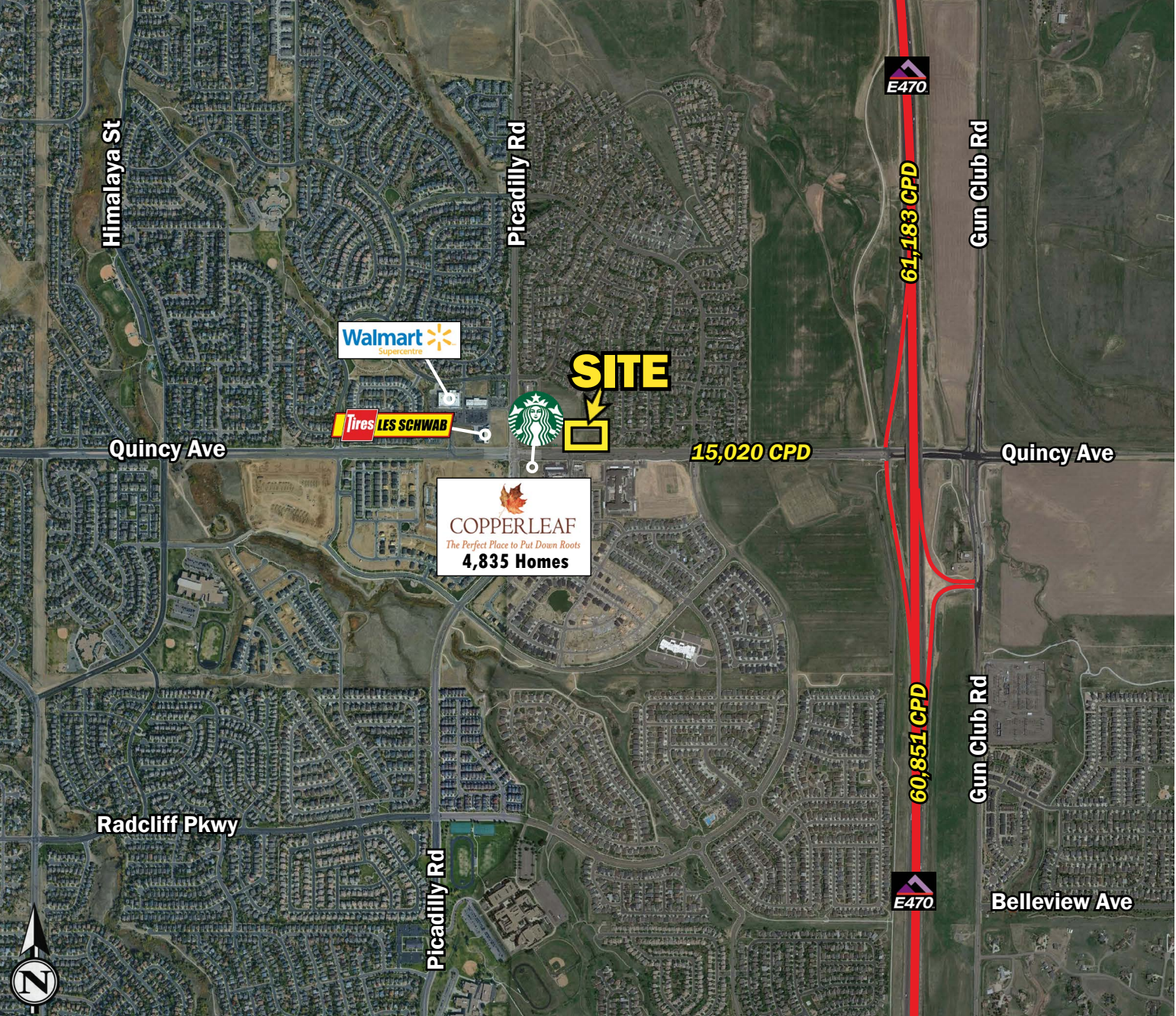
TRAFFIC COUNTS

	5 Min	10 Min	20 Min
Population	59,965	180,613	569,494
Average HH Income	\$159,282	\$155,521	\$139,441
Businesses	1,279	5,209	26,611
Employees	5,567	25,763	247,854

Source: Applied Geographic Solutions, 2025 Estimates

On E-470 north of Quincy Avenue	61,183 Cars/day
On E-470 south of Quincy Avenue	60,851 Cars/day
On Quincy Avenue west of E-470	15,020 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

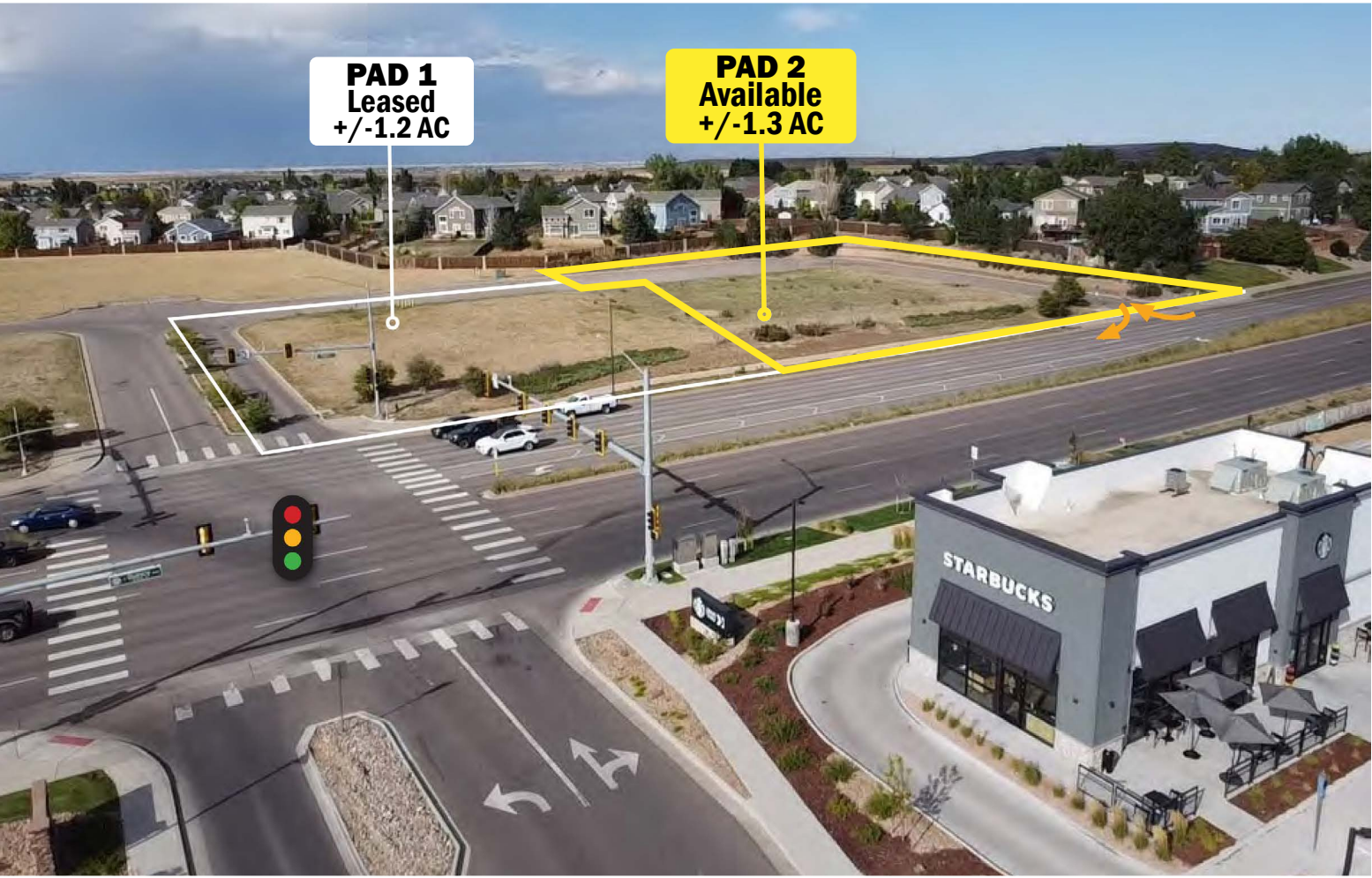


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BROKER DISCLOSURE

LAST PAD AVAILABLE FOR GROUND LEASE

QUINCY AVENUE & PICADILLY ROAD - AURORA, CO



- **Last Pad Available - Approximately 1.3 Acres.**
- Signalized intersection located just west of E-470 at Quincy interchange.
- Zoning allows for gas/convenience store, fast food, and other commercial uses.
- Strong residential growth trade area.

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