

FOR SALE

\$13,675,000

12405- 12597 E MISSISSIPPI
AVE. AURORA, CO 80112

SALEM SQUARE SHOPPING CENTER

BUILDING SIZE: 95,931

LOT SIZE: 6.82

PARKING: 370 SPACES

ZONING: B1



MARK PYMS
BROKER/OWNER

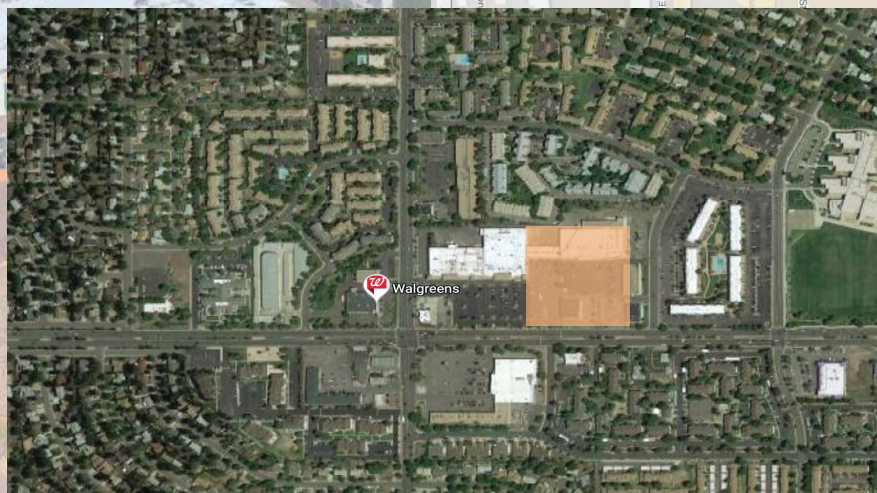
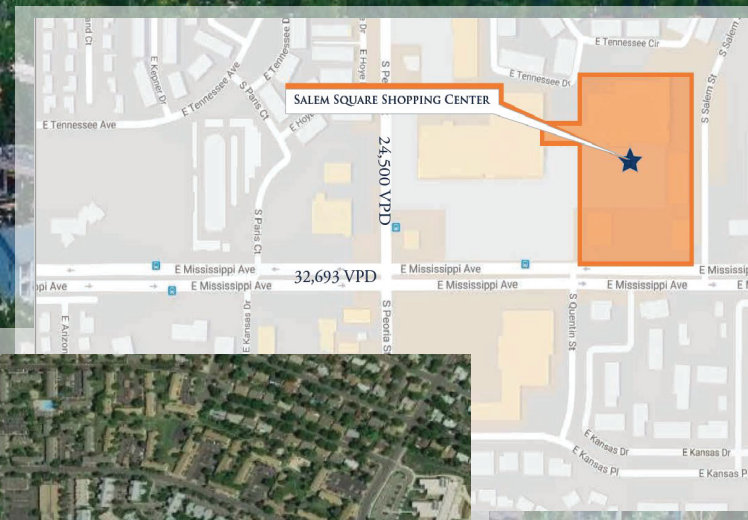
MARK@PANORAMACOMMERCIALGROUP.COM
CELL: 720.318.9454 | OFFICE: 303.996.0690

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SALEM SQUARE SHOPPING CENTER

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Salem Square is a neighborhood shopping center totaling approximately 95,931 square feet. It is located on East Mississippi Avenue in the City of Aurora, Colorado. The property caters to the diverse and dense population in the area. Approximately 36,000 vehicles per day pass the property on East Mississippi Avenue every day. Access to the property is provided by one full access point and one right in-right out on East Mississippi Avenue as well as three full access points on South Salem Street on the east side of the property.



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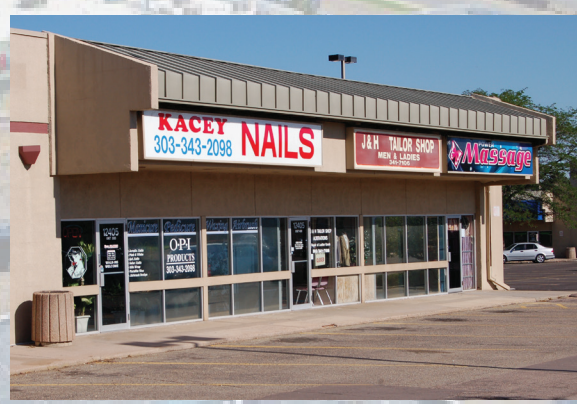


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SALEM SQUARE SHOPPING CENTER

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AVE. AURORA, CO 80012

- Frontage Directly on Mississippi Avenue with 36,000 VPD
- Strong tenant mix for the diverse neighborhood
- Current Occupancy of 100%
- Close Proximity to I-225 and Two Light Rail Stops



PANORAMA COMMERCIAL GROUP

CALL FOR FULL OM

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