

COMMERCIAL LAND FOR SALE

11.14 Acres



17770 COLFAX AVENUE
AURORA, CO 80011

HIGHLIGHTS

- Adjacent to the new COTTONWOOD RV AND MINI-STORAGE providing 1200 RV spaces and 4.0 Acres of mini-storage. (open first quarter 2020)

SALE PRICE

11.14 Acres
\$3,155,986.00
(\$6.50 per sq ft)

ZONING: MUC (Mixed Use)

- Dwellings, Multi Family, Attached Townhomes, Duplexes
- Dwellings Single Family attached townhomes and single family attached duplexes
- Hotels & Motels
- Indoor Rec Facilities
- Medical Clinics
- Offices
- Places of Worship
- Schools and related educational uses
- Retail Marijuana Store
- Retail Uses & Restaurants (P/C)

COUNTY:

ARAPAHOE

CITY:

AURORA

ZONING:

MU-Commercial (formally B-1)

WATER/SEWER:

AURORA WATER & SANITATION

UTILITIES:

XCEL ENERGY

FOR MORE INFORMATION, PLEASE CALL:
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E. COLFAX AVENUE

AURORA, CO 80011

MOVING EAST FROM ANSCHUTZ CAMPUS WHAT IS HAPPENING AROUND US:

Anschutz Campus, 2 miles west of Site

- 40,000-50,000 population daily
- Generates more income for the State of Colorado than the entire ski industry
- Golf course just decommissioned to make way for biomedical uses
- Office, retail, student housing, etc. all continuing to seek approvals and permits

Holiday Inn Express & Suites Denver Aurora Medical Campus, E. Colfax btw I-225 & Sable, south side of E. Colfax, 1 mile west of Site

- Holiday Inn Express & Suites – open
Address: 14200 E. Colfax

Citadel On Colfax, 20-acre master-planned community between N. Sable & N. Chambers, south side of E. Colfax, 0.7 miles west of Site

- Developer: Northstar Commercial Property, Denver
 - Planning/architecture: Galloway
 - Progress: broken ground
- <https://gallowayus.com/projects-people-news/the-citadel-on-colfax/>

Old K-Mart Site, ~ 13 acres, south side of E. Colfax, 0.5 miles west of Site

Loose plans for a new Stanley Concept in existing building. No formal submittals.

Trolley Site, 25-acre master planned community, NW corner of Airport & E. Colfax, north side of E. Colfax, 0.2 miles east of Site

- Pre-app discussions with the City of Aurora have just recommenced on the already-use-approved age-qualified living residences and continuity of care facility

<https://www.trolleystationllc.com/>

NOTE: the largest developer of car washes, ICWG (<https://www.icwg.com/portfolio/>) was originally planning a car wash as part of this Red Trolley plan. After we announced Gleam II they withdrew.

Aurora Sports Complex, 220-acre sports complex, south side of E. Colfax, 2.3 miles east of Site

- 350,000 visitors annually
- 12 baseball/softball fields
- 27 soccer/multi-use fields

Master Planned Industrial Park (think a Majestic or Prologis integrated park), SW corner of E. Colfax & Piccadilly, 3.3 miles east of site The developer is CRG out of St. Louis: <https://realcrg.com/>

Horizon Uptown, 25-acre master planned community, SE corner of E. Colfax & Picadilly, 3.5 miles east of site

- Designer: Stantec/RNL
- Progress: final permits. Groundbreaking Q1 2019. Phase I is townhomes, several hundred houses, some multifamily. Retail to follow after stabilization of residential.
- [HORIZON WEBSITE CLICK HERE](#)

MISC:

Piccadilly & I-70 Interchange, 4 miles east of Site

Strongly desired by Aurora. The City has gone for funds for this project and believes they will succeed.

GAYLORD ROCKIES east of site near DIA

- Largest resort complex under construction in America
- \$800M budget
- Already 1.1 million bookings out through 2028
- Projected to contribute \$273M to CO economy and attract 450,000 new visitors annually

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RESOURCES

LINK TO WATER AND SEWER TAP FEES



LINK TO BUILDING PERMIT FEES



LINK TO AURORA ECONOMIC WEBSITE



POPULATION	1 Mile	3 Mile	5 mile	HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2019 Population	6,096	73,789	270,747	2019 Households	\$52,486	\$52,272	\$57,273
2024 Estimate	6,430	79,457	291,259	2024 Estimate	\$56,461	\$60,145	\$66,880
HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile	TRAFFIC COUNTS - Vehicles Per Day			
Average	\$63,022	\$65,949	\$72,507	Airport Blvd.	22,760	Tower Road	23,922

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