

# 10033 E. COLFAX

AURORA, CO 80010

**5,500 SF  
FOR SALE**

## DOWNTOWN DENVER



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## AVAILABILITY

Price: \$449,000

Building SF: 5,500 SF

2025 Property Taxes Due in 2026: \$21,187.86



## HIGHLIGHTS

- Storefront retail located in the Aurora Downtown Revitalization area
- Zoned OA-MS (Original Aurora Main Street)
- Located in Colorado Opportunity Zone and Adams County Enterprise Zone
- Prominent building signage opportunity
- Dense population around the property

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5,500 SF  
FOR SALE



**uhealth**  
678 Beds

**Children's Hospital Colorado**  
284 Beds

**Hospital**  
182 Beds

**IHOP** **Starbucks**

**planet fitness**

**comfort dental**

**goodwill**

**Walmart**  
Neighborhood Market  
**Little Caesars** **Wingstop**

**usbank**

**MANGO HOUSE**

**La Plaza Mex Mall**  
180K annual visitors

**arc**  
THRIFT STORES

**CEREBRAL BREWING**

**Florence St**

**E. Colfax Ave (32,602 VPD)**

# Opportunity Zone Benefits

## Invest Your Capital Gains. Keep More of What You Earn

This property is located within a federally designated **Colorado Opportunity Zone**, offering qualified investors significant tax advantages:

### 1. Defer Capital Gains Taxes

Investors have 180 days after realizing capital gains to invest in an Opportunity Zone fund. Both the gain and the associated tax are invested — and unlike a 1031 exchange, only the gains need to be reinvested, allowing investors to extract their original basis.

### 2. Reduce Your Tax

Liability A five-year holding period increases the rolled-over capital gains basis by 10%, effectively reducing the tax owed on the original invested gain.

### 3. Pay Zero Capital Gains on Appreciation

If the Opportunity Zone investment is held for at least 10 years, investors owe no capital gains tax on the appreciation of that investment — for example, if a \$100,000 investment doubles in value, the investor owes \$0 instead of \$20,000 in capital gains tax.

### 4. A Long Runway to Benefit

Investors can dispose of their OZ investment as late as 2046 and still receive the benefit of eliminating taxes owed on appreciation.

### 5. Strengthened by 2025 Tax Reform

The 2025 tax reform transformed Opportunity Zones from a time-sensitive incentive into a long-term strategic tax planning tool — making it a cornerstone of tax-advantaged investment strategy for decades ahead.

**Ideal for investors who have recently sold:** stocks, real estate, a business, or any other appreciated asset and are looking to redeploy those gains tax-efficiently.

Learn more here: [Colorado Office of Economic Development and International Trade](#)

*Tax benefits are subject to IRS regulations. Buyers should consult a qualified tax advisor to understand eligibility and requirements.*

# Enterprise Zone Investment Incentives

A COMPELLING ADVANTAGE FOR BUYERS



This property is located within the **Adams County Enterprise Zone** — a state-designated area that unlocks a powerful suite of Colorado state tax credits for qualifying businesses, designed to reduce the cost of investment and reward business growth.



## **Vacant Commercial Building Rehabilitation Tax Credit**

Buyers investing in building rehabilitation may qualify for a state income tax credit equal to 25% of eligible rehabilitation costs, up to \$50,000 in credits on \$200,000 or more in qualifying expenditures.



## **Investment Tax Credit**

Businesses investing in personal property — equipment, machinery, and qualifying business assets — can earn a state income tax credit of 3% of that investment.



## **New Employee Tax Credit**

Buyers who grow their workforce at this location can earn \$1,100 or more per net new employee — a meaningful reward as your business scales.



## **Employer Health Insurance Tax Credit**

For the first two years in the zone, earn an additional \$1,000 per net new insured employee under a qualifying employer-sponsored health plan.



## **Job Training Tax Credit**

Invest in your workforce and claim a tax credit equal to 12% of eligible job-training costs for employees working within the zone.



## **Research & Development Tax Credit**

R&D-focused businesses can earn a 3% state income tax credit on the annual increase in qualifying R&D expenditures.



## **Sales & Use Tax Exemption**

Enjoy an expanded exemption on purchases of manufacturing and mining equipment, including non-capitalized tools and parts.

*Eligibility requirements apply. Buyers should consult a qualified tax advisor. Pre-certification through the OEDIT portal is required prior to undertaking qualifying activities.*

Learn More: [oedit.colorado.gov/enterprise-zone-program](https://oedit.colorado.gov/enterprise-zone-program)

Community College of Denver

**STANLEY MARKETPLACE**



William Roberts Elementary School

**Demographics**

	1 Mile	3 Miles	5 Miles
POPULATION	29,929	168,250	440,338
AVERAGE HOUSEHOLD INCOME	\$79,026	\$112,071	\$117,624
DAYTIME POPULATION	4,937	68,222	223,513

Source: CoStar

ILLEGAL PETES

Quebec St

Dayton St

**10033  
E. COLFAX**

**The Rose on Colfax**  
82 Apartment Units  
Built in 2023



Colfax Ave

**Valor on the Fax**  
72 Apartment Units  
Built in 2023



**Branding Iron**  
33 Apartment Units  
Renovated in 2022



**Former Motel Conversion**  
31 Apartments  
Opening in 2026

Aurora West College Preparatory School



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