

695

BILLINGS ST

AURORA, CO 80011

SALE PRICE

\$1,699,000



52% AVAILABLE FOR A USER

POTENTIALLY QUALIFIES FOR SBA



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PROPERTY HIGHLIGHTS

Price:	\$1,699,000
Price/PSF:	\$184.67 PSF
Year Built:	2002
Occupancy:	47.83%
Loading	Six (6) Drive In 12' x 14'
Zoning:	MU-C (Aurora)
County:	Arapahoe

PROPERTY DESCRIPTION

Marc Lippitt and Justin Herman of Unique Properties, Inc is pleased to present to a qualified user or investor, the opportunity to purchase 695 Billings Street in Aurora, Colorado. This 9,200 square foot flex property was recently renovated with new lighting, carpet, paint, and HVAC in the office spaces. This property is currently demised into four (4) separate units. There is approximately 52% of the building available. This would allow a user to qualify for an SBA loan.

- Great location | Easy access to Interstate 225
- Tall ceilings | 22' 4" Clear
- Great parking | 24 Spaces
- New paint and carpet in the offices.
- Useable mezzanine space | 13' tall ceilings in the mezzanine
- Good power | 3 Phase (To Be Verified)
- LED Lighting throughout
- Purchase with as little as 10% down for a user.



ADDITIONAL PHOTOS



PREPROPERTY AERIAL



 FITZSIMONS STATION

PEORIA STREET



INTERSTATE 225



CHAMBERS ROAD

 NORFOLK GLEN PARK

AIRPORT ROAD


E COLFAX AVENUE


 COLFAX STATION

E COLFAX AVENUE




 LAREDO ELEMENTARY SCHOOL

 HINKLEY HIGH SCHOOL

 AURORA CENTRAL HIGH SCHOOL

 SITE

POTOMAC STREET

 BIG O TIRES

 DEL MAR PARK

6TH AVENUE

6TH AVENUE

 2ND AVE & ABILENE STATION

CHAMBERS ROAD



RENT ROLL

TENANT	SUITE	PRO-RATA SHARE	SQ. FT.	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT	RENT/PSF	CAM MONTHLY	CAM ANNUAL
Mr. Hoa	A-B	34.78%	3,200	12/31/2030	\$2,987	\$35,844	\$11.20	\$1,831	\$21,972
Vacant	C-D	34.78%	3,200						
La Imprenta Hispana	E	13.04%	1,200	11/30/2027	\$1,575	\$18,900	\$15.75	\$1,070	\$12,840 ¹
Vacant	F	17.39%	1,600						
TOTALS		100.00%	9,200		\$4,562	\$54,744		\$2,901	\$34,812

1) House meter connected to Unit E. Tenant pays 62% of the electric bill for this meter.

P&L W/ SOURCES

INCOME:	SOURCE	CURRENT			SOURCE	PROFORMA		
		\$ AMOUNT	\$/PSF	% OF EGI		\$ AMOUNT	\$/PSF	% OF EGI
Potential Rent	See Rent Roll	\$54,744	\$5.95			\$113,700	\$12.36	
Scheduled Rent Income		\$54,744				\$113,700		
Vacancy:					5% of Scheduled	(\$5,685)	(\$0.62)	
Total Tenant Revenue		\$54,744	\$5.95			\$108,015	\$11.74	
Other Income:	Dec 2025 T-12	\$36,688	\$3.99			\$67,776	\$7.37	
EFFECTIVE GROSS INCOME		\$91,432	\$9.94	100.00%		\$175,791	\$19.11	100.00%
EXPENSES:								
Property Taxes:	Per County Assesor	\$31,620	\$3.44	34.58%	2025 Tax Assessment + 3%	\$32,568	\$3.54	18.53%
Insurance:	Dec 2025 T-12	\$8,429	\$0.92	9.22%	2026 Insurance Premium	\$8,682	\$0.94	4.94%
Management:		\$0	\$0.00	0.00%	4% of Scheduled Rent	\$4,548	\$0.49	2.59%
Repairs & Maintenance:	Feb 2026 T-2 (Annualized)	\$3,391	\$0.37	3.71%	Current + 3%	\$3,493	\$0.38	1.99%
Snow Removal:	Dec 2025 T-12	\$3,875	\$0.42	4.24%	T-12 + 3%	\$3,991	\$0.43	2.27%
Landscaping:	Dec 2025 T-12	\$1,370	\$0.15	1.50%	T-12 + 3%	\$1,411	\$0.15	0.80%
Electric:	Dec 2025 T-12	\$7,415	\$0.81	8.11%	T-12 + 3%	\$7,638	\$0.83	4.34%
Water & Sewer:	Dec 2025 T-12	\$916	\$0.10	1.00%	T-12 / 50%	\$1,831	\$0.20	1.04%
Trash:	Dec 2025 T-12	\$7,332	\$0.80	8.02%	T-12 + 3%	\$7,551	\$0.82	4.30%
TOTAL EXPENSES		\$64,347	\$6.99	70.38%		\$71,714	\$7.80	40.80%
NET OPERATING INCOME:		\$27,085	\$2.94	29.62%		\$104,077	\$11.31	59.20%

RENT VS. OWN SCENARIO

	SOURCE/ASSUMPTION	RENT	SBA (1)	CONVENTIONAL (2)
EST. LOAN			\$1,529,100	\$1,359,200
EST. EQUITY REQUIRED			\$169,900	\$339,800
RENT/MORTGAGE	\$12 PSF NNN	\$57,600	\$129,571	\$105,088
Taxes (3):	2025 Tax Assessment + 3%	\$16,992	\$32,568	\$32,568
Insurance:	2026 Insurance Premium	\$4,530	\$8,682	\$8,682
Management:	4% of Scheduled Rent	\$2,373	\$4,548	\$4,548
Repairs & Maintenance:	Current + 3%	\$1,822	\$3,493	\$3,493
Snow Removal:	T-12 + 3%	\$2,082	\$3,991	\$3,991
Landscaping:	T-12 + 3%	\$736	\$1,411	\$1,411
Electric:	T-12 + 3%	\$3,985	\$7,638	\$7,638
Water & Sewer:	T-12 / 50%	\$956	\$1,831	\$1,831
Trash:	T-12 + 3%	\$3,940	\$7,551	\$7,551
ANNUAL TOTAL		\$95,016	\$201,285	\$176,802
IN PLACE INCOME	See Rent Roll		\$89,556	\$89,556
PRINCIPAL (5 Yr. Average)			\$27,064	\$27,369
NET TOTAL (ANNUAL)		\$95,016	\$84,666	\$59,878
NET TOTAL (MONTHLY)		\$7,918	\$7,055	\$4,990

1) Assuming 10% down 6.99% interest. 25 year amortization.

2) Assuming 20% down at 6% interest. 25 year amortization.

* Estimated Mortgage is subject to the approval of the borrower's credit

DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	22,569	78,499	159,541	<\$25,000	1,443	6,002	10,888
2024 Estimate	22,390	77,383	157,289	\$25,000 - \$50,000	2,050	6,631	12,853
2010 Census	21,893	75,429	154,284	\$50,000 - \$75,000	1,929	5,988	11,697
Growth 2024-2029	0.80%	1.44%	1.43%	\$75,000 - \$100,000	1,316	3,622	7,345
Growth 2010-2024	2.27%	2.59%	1.95%	\$100,000 - \$125,000	469	2,275	5,343
Median Age	33.70	33.70	34.20	\$125,000 - \$150,000	261	1,312	2,902
Average Age	35.00	35.20	35.40	\$150,000 - \$200,000	522	1,400	3,047
2024 Population by Race:				2024 Population by Education:			
White	6,638	24,163	52,162	Some High School, No Diploma	2,876	11,165	21,031
Black	4,349	15,653	31,428	High School Grad (Incl Equivalency)	4,185	14,821	29,543
Am. Indian & Alaskan	592	2,204	4,180	Some College, No Degree	4,519	14,082	29,830
Asian	1,092	3,494	7,231	Associate Degree	1,250	4,859	9,494
Hawaiian & Pacific Island	165	447	783	Bachelor Degree	2,005	6,866	14,965
Other	9,554	31,422	61,505	Advanced Degree	1,083	3,775	8,230
Hispanic Origin	10,558	34,980	68,005	2024 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	697	2,026	4,416
	26	239	586	Professional & Management	4,769	14,736	32,829
Households:				Public Administration	328	1,051	2,381
2029 Projection	8,244	28,353	56,715	Education & Health	2,233	7,242	15,319
2024 Estimate	8,167	27,880	55,889	Services	2,511	9,701	19,547
2010 Census	7,911	26,795	54,535	Information	158	593	1,548
Growth 2024-2029	0.94%	1.70%	1.48%	Sales	2,892	8,582	17,108
Growth 2010-2024	3.24%	4.05%	2.48%	Transportation	509	2,728	5,226
Owner Occupied	3,095	10,706	24,079	Retail	1,454	4,441	9,255
Renter Occupied	5,072	17,174	31,810	Wholesale	346	1,314	2,392
2024 Avg Household Income	\$69,542	\$68,219	\$73,347	Manufacturing	776	2,546	5,234
2024 Med Household Income	\$56,884	\$54,651	\$57,769	Production	1,839	6,968	13,137
				Construction	1,756	6,060	11,707
				Utilities	1,091	3,397	6,298
				Agriculture & Mining	53	303	621
				Farming, Fishing, Forestry	9	217	388
				Other Services	560	2,216	4,146



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