

OFFERING MEMORANDUM

493 Fulton Street

Aurora, CO 80010

\$1.25M

PRICE

Mike Hoover

Broker

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Mavi Unlimited Inc

1700 Lincoln St 17th Floor

Denver, Co 80203

303-665-8944

www.maviunlimited.com



[View Property Video](#)

493 Fulton Street

Aurora, CO 80010

PRICE

\$1,250,000

[View Property Video](#)

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Executive Summary


493 Fulton Street
Aurora, CO 80010


\$1,250,000
ASKING PRICE


\$297.62
PRICE/SF


\$312,500
PRICE/UNIT


100%
OCCUPANCY


\$52,020
BASE RENT


\$52,020
EGI


24.03
GRM


4,200
BUILDING SF

PROPERTY DATA

Building SqFt	4,200
Year Built	1941
Lot Size (Acres)	0.540
Parcel ID	197310100008
County	Arapahoe
Levels	2
Units	4
Construction	—
Subdivision	—
Lot Size (SF)	23,522
Frontage	126
Property Type	Multi-Unit/Multi-Family Residential
Bedrooms	8

Prime development opportunity with owner occupied potential in the heart of Aurora! Positioned on an expansive 0.54-acre parcel (23,522 square feet), 493 Fulton St is a nicely updated, currently occupied residential fourplex that also represents a blank canvas for forward-thinking builders, developers, or long-term land-banking investors looking to capitalize on Aurora's massive trajectory. It offers an exceptionally rare large footprint size that is virtually impossible to assemble in established residential neighborhoods today.


Location is everything, and this lot boasts an enviable position surrounded by premier Denver-metro hotspots. Future residents will enjoy immediate proximity to the burgeoning Anschutz Medical Campus (Home to the University of Colorado, Children's Hospital, and the Veterans Affairs hospital) just a few miles away, making it a high-demand node for healthcare professionals, researchers, and students. The property sits just a two-minute drive from the vibrant Lowry neighborhood and the bustling Stanley Marketplace, offering instant access to trendy local eateries, boutique retail shops, community events, and dynamic makerspaces. Additionally, outdoor recreation and urban amenities are easily accessible with the nearby CommonGround Golf Course, Lowry Park, and the bustling shopping hubs along Havana Street.


Unlock the true potential of this massive lot by utilizing Aurora's progressive [Unified Development Ordinance \(UDO\)](#).

Investment Highlights

493 Fulton St is a 4-unit multifamily community comprising 4,200 total square feet on a 0.540-acre site in Aurora, CO.

Community amenities include on-site laundry, dedicated parking for many vehicles, and attractively landscaped grounds that enhance resident appeal.


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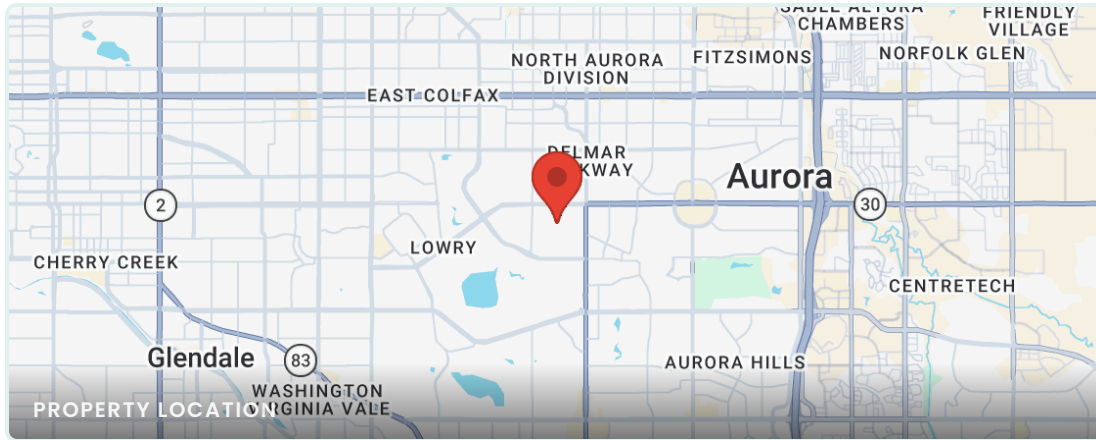

\$52,020
EGI


24.03
GRM


4,200
BUILDING SF


1941
YEAR BUILT

Location Highlights



LOCATION

Address	493 Fulton Street
City	Aurora
State	Colorado
Zip Code	80010
County	Arapahoe
APN / Parcel #	197310100008
Coordinates	39.722945,-104.870969

The 4-unit community is situated in a walkable, amenity-rich area of Aurora that consistently ranks among the top renter-preferred neighborhoods. 493 Fulton Street provides residents with immediate access to major employment centers, reducing average commute times and enhancing quality of life. The property occupies a quiet, tree-lined setting while remaining within walking distance of vibrant dining, shopping, and entertainment districts. The community's location at the nexus of multiple thriving Aurora neighborhoods gives residents unmatched convenience and connectivity.

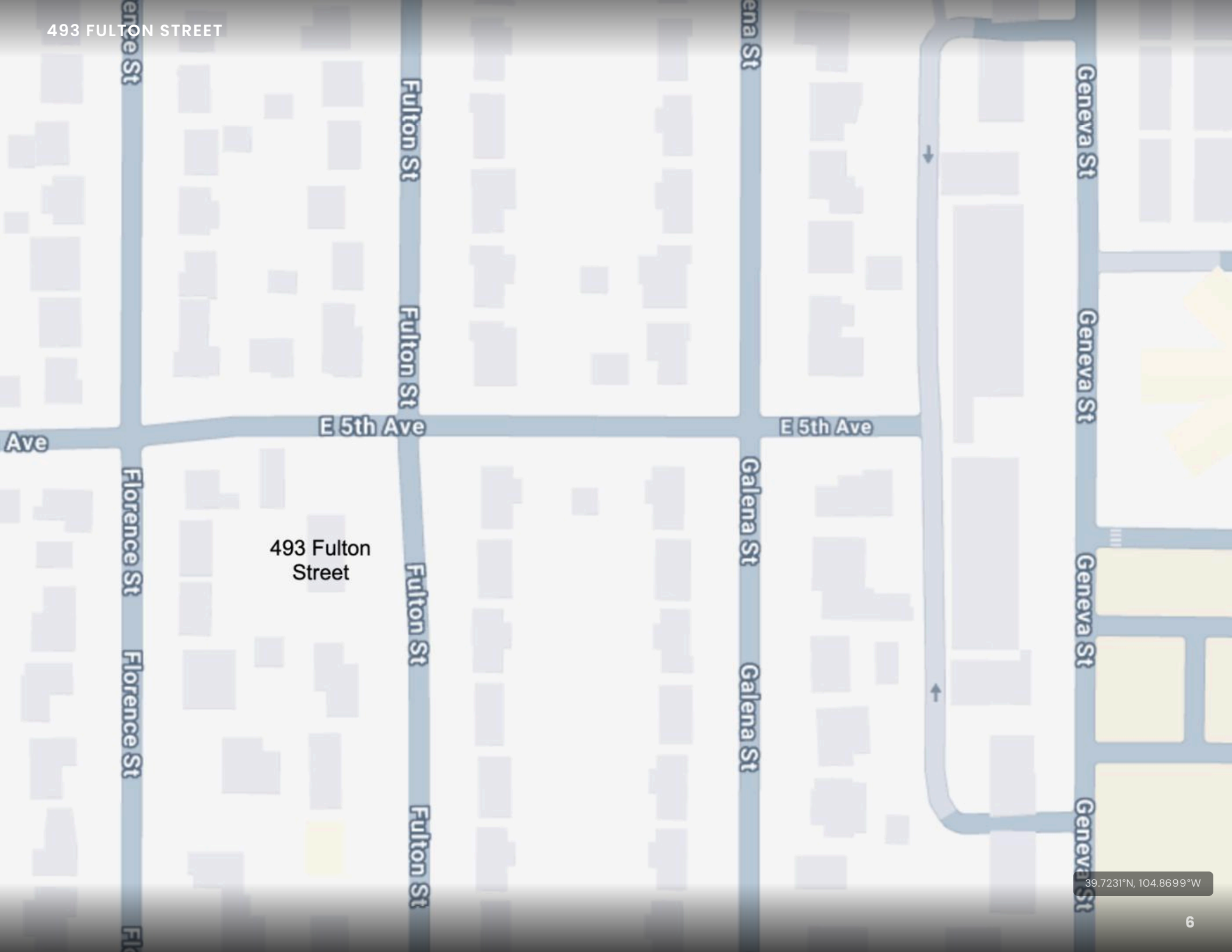
TRANSIT

6th Ave & Fulton St	0.2 mi
Havana St & 4th Way	0.3 mi
6th Ave & Dayton St	0.3 mi

AIRPORTS

Denver International Airport	13.8 mi
Centennial Airport	10.0 mi
Colorado Air and Space Port	17.7 mi

493 FULTON STREET



493 Fulton Street

39.7231°N, 104.8699°W

Gallery Page 1

493 Fulton Street, Aurora, CO, 80010



Rent Roll

Unit	Unit Type	SF	Monthly	Annual Rent	Pro-Forma / Mo	Pro-Forma / Yr
A	—	986	\$1,595.00	\$19,140.00	\$1,800.00	\$21,600.00
B	—	1,179	\$1,445.00	\$17,340.00	\$1,700.00	\$20,400.00
C	—	795	\$1,295.00	\$15,540.00	\$1,500.00	\$18,000.00
D	—	901	\$0.00	\$0.00	\$2,000.00	\$24,000.00
Total		3,861	\$4,335.00	\$52,020.00	\$7,000.00	\$84,000.00

UNIT SF **3,861**

OCCUPANCY **100.0%**

AVG RENT/UNIT (MO) **\$1,083.75**

UNITS **4**

Notes

Unit D purposely vacant to allow for owner financing if desired

Market Overview



POPULATION
325,078

AREA
154.2 sq mi

ELEVATION
5,407 ft

TIME ZONE
Mountain Time Zone

COUNTY
Adams County

INCORPORATED
1891

STATE
Colorado

Market Overview: Aurora, CO

Aurora is a home rule city located in Arapahoe, Adams, and Douglas counties, Colorado, United States. The city's population was 386,261 at the 2020 census, with 336,035 in Arapahoe County, 47,720 in Adams County, and 2,506 in Douglas County. It is the third-most-populous city in the state of Colorado and the 50th-most-populous city in the United States as of 2025. Aurora is a principal city of the Denver–Aurora–Centennial, CO Metropolitan Statistical Area and the Denver–Aurora–Greeley, CO Combined Statistical Area, and a major city of the Front Range Urban Corridor.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	17,694	Population	206,196	Population	476,993
Median HH Income	\$72,828	Median HH Income	\$80,110	Median HH Income	\$84,231
Households	6,413	Households	82,770	Households	198,799

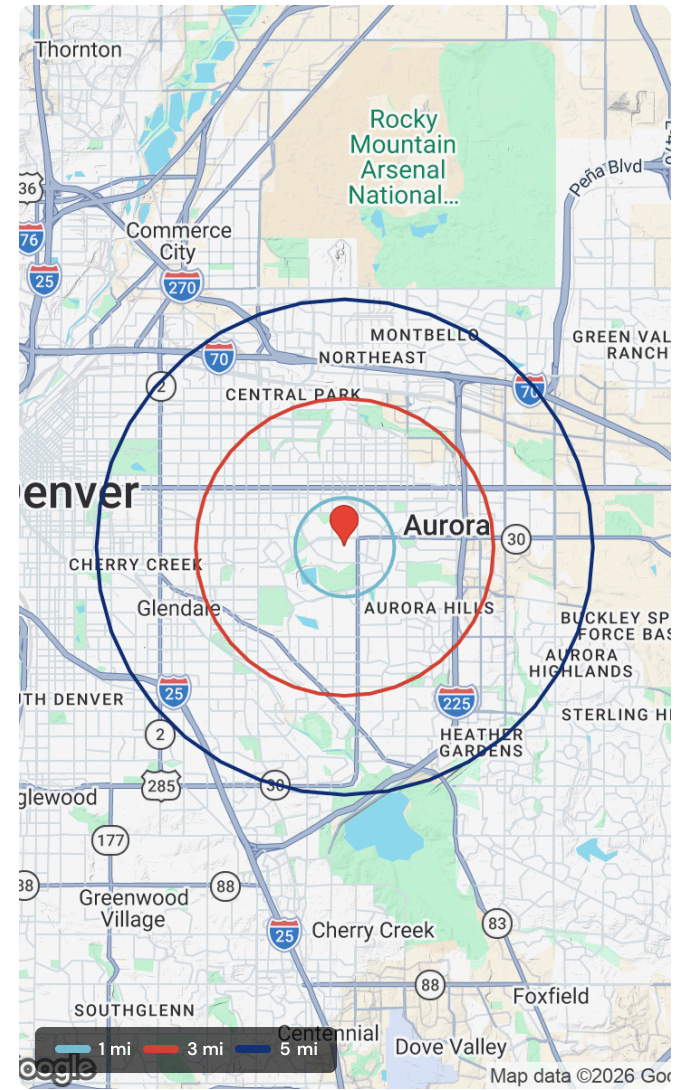
Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,202	159,014	379,037
2010 Population	15,787	177,596	408,125
2025 Population	17,694	206,196	476,993
2030 Population	17,811	209,428	487,786
2025-2030 Growth Rate	0.13 %	0.31 %	0.45 %
2025 Daytime Population	13,075	170,818	512,782

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,463	65,859	165,156
2010 Total Households	5,614	72,051	173,289
2025 Total Households	6,413	82,770	198,799
2030 Total Households	6,447	83,819	203,395
2025 Avg. Household Size	2.72	2.45	2.36
2025 Owner Occupied Housing	2,712	35,985	90,397
2030 Owner Occupied Housing	2,876	37,241	93,158
2025 Renter Occupied Housing	3,701	46,785	108,402
2030 Renter Occupied Housing	3,571	46,578	110,238
2025 Vacant Housing	654	6,514	15,766
2025 Total Housing	7,067	89,284	214,565

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	626	7,521	16,052
\$15,000-\$24,999	388	4,551	9,990
\$25,000-\$34,999	554	4,930	11,195
\$35,000-\$49,999	547	8,300	18,858
\$50,000-\$74,999	1,180	13,459	32,622
\$75,000-\$99,999	796	10,358	24,603
\$100,000-\$149,999	1,229	13,458	33,692
\$150,000-\$199,999	533	8,350	19,907
\$200,000 or greater	561	11,842	31,876
Median HH Income	\$72,828	\$80,110	\$84,231
Average HH Income	\$97,826	\$116,134	\$124,072



\$72,828
MEDIAN HH INCOME (1-MI)

\$97,826
AVG HH INCOME (1-MI)

42.3%
OWNER OCCUPIED (1-MI)

57.7%
RENTER OCCUPIED (1-MI)

9.3%
VACANCY RATE (1-MI)

0.13 %
2025-2030 GROWTH (1-MI)

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE Mavi Unlimited Inc ADVISOR FOR MORE DETAILS.