

Anschutz CAMPUS

DEVELOPMENT OPPORTUNITY

2206 & 2178 VICTOR STREET
AURORA, COLORADO

Two Building Portfolio Available



CBRE

THE OFFERING

Strategically situated in the heart of the University of Colorado Health's Anschutz Campus in Aurora, Colorado, a prime development opportunity awaits at 2206 Victor Street and 2178 Victor Street. Spanning 19,104 SF each, these adjacent properties offer a unique chance to capitalize on the growing demand for medical and healthcare-related developments in the vicinity of the prestigious UC Health Anschutz campus. With its proximity to this major medical hub, these parcels are poised to become a key component in the region's healthcare infrastructure, providing endless possibilities for innovative medical facilities, offices, or research centers. Don't miss this chance to secure a prime location in one of Colorado's most rapidly expanding areas.



Fee Simple On Campus

A unique situation exists with the two-building site. The original lease agreement, signed in 1999, stipulates that the properties will convey to the tenants as ownership upon the lease expiration in 2029. This unusual arrangement provides a rare opportunity for a developer to acquire a fee simple site on the campus. With the lease expiration date now potentially accelerated, or the option to purchase available, a developer can seize the chance to own a valuable property on the Anschutz campus, offering a unique chance to capitalize on this rare opportunity.

PROPERTY OVERVIEW

ADDRESS	2206 & 2178 Victor Street, Aurora, CO 80045
MARKET/SUBMARKET	Anschutz Campus – University of Colorado Health
SQUARE FOOTAGE	38,208 SF (19,104 SF each)
LOT SIZE	2.8179 acres
YEAR BUILT	1980
OCCUPANCY	Currently Occupied
OPERATING EXPENSES	TBD

The Property

The property consists of two 19,104 square foot buildings situated on a 2.8-acre site. The three-story structures have been used as residential treatment centers and inpatient care facilities for mental and behavioral health services, as well as homeless services. Originally constructed as army barracks, the building's layout and infrastructure could be retrofitted to accommodate alternative care services. The adjacent 0.77-acre site is available for purchase, potentially increasing the total acreage to 3.57 acres, providing opportunities for expansion or repurposing of the existing facility.



Enterprise Zone

The site is within The Enterprise Zone in Aurora, Colorado. The Enterprise Zone is a designated area that offers tax incentives and other benefits to businesses that locate and invest within its boundaries. Established in 1986, the Enterprise Zone is one of the largest in the state, covering over 1,000 acres of land. To qualify, businesses must meet certain criteria, such as creating new jobs, investing in new equipment or facilities, and meeting specific economic development goals. In exchange, businesses can receive tax credits, exemptions, and other incentives, including a 20% state income tax credit, a 20% state sales tax exemption, and a 50% property tax exemption. The Enterprise Zone has attracted a range of industries, including manufacturing, logistics, and technology, and has helped to spur economic growth and job creation in the area.

CURRENT USE AND PROGRAMS

2206 VICTOR STREET

Crisis Walk-in

As part of the statewide crisis services initiative, the Crisis Walk-In Clinic, contracted with Signal Behavioral Health, offers immediate support for individuals of all ages experiencing a crisis. The clinic provides comprehensive services, including assessment, intervention, and referrals for treatment, including outpatient or inpatient care. Inpatient referrals are made to the Crisis Stabilization Unit (CSU) or higher levels of care, with coordination provided by WIC staff.

Crisis Stabilization Unit (CSU)

The Crisis Stabilization Unit (CSU) is a 16-bed inpatient program providing intensive services 24/7 for up to 5 days. Eligible patients must have a mental health diagnosis and can be admitted voluntarily or involuntarily. Services include:

- Medication evaluation and administration
- Individual, family, and group therapy
- Case management
- Outpatient referrals

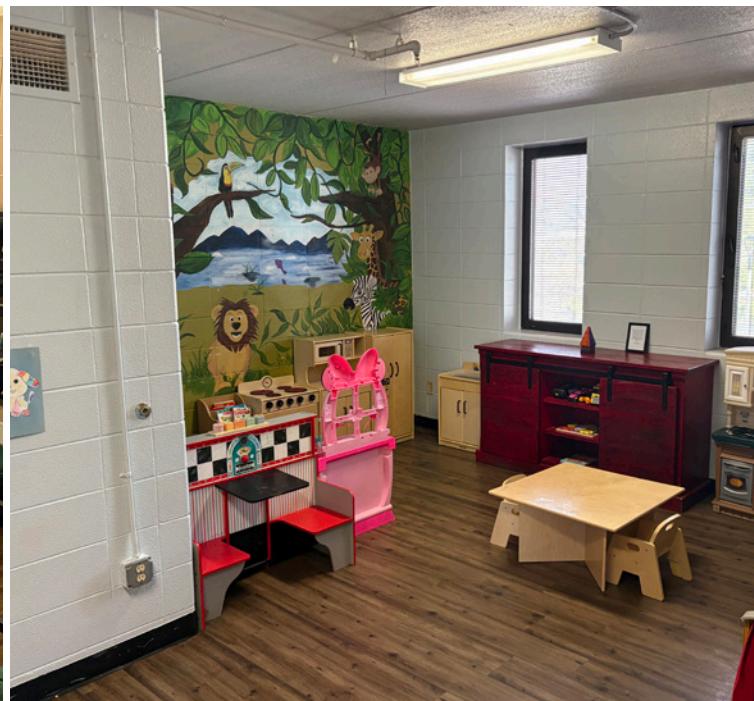


2178 VICTOR STREET

Comitis Crisis Center

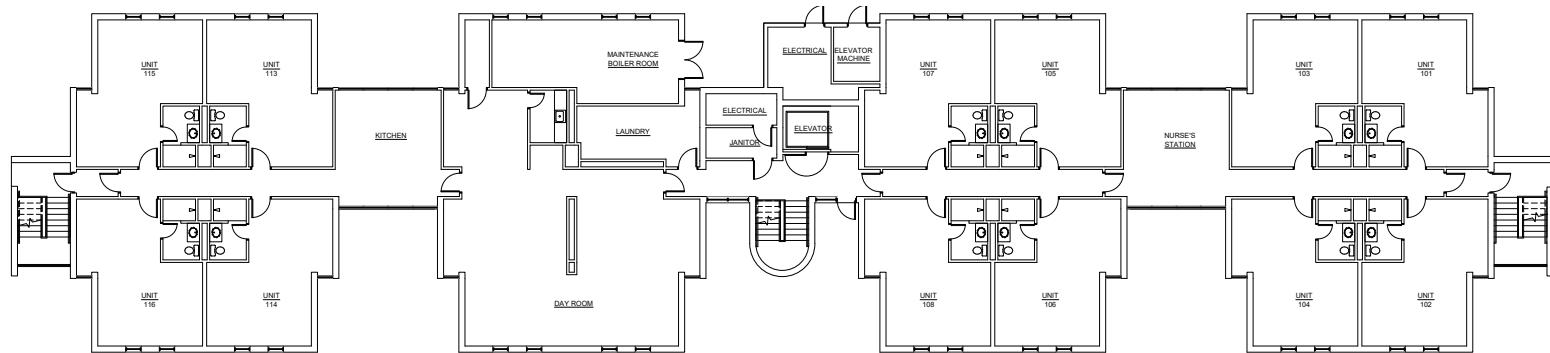
The Comitis Crisis Center is a comprehensive resource for families navigating mental health, trauma, substance use challenges, and housing instability. Our supportive programs provide a safe haven for individuals and families to heal and recover. Our transitional family shelter offers temporary housing for up to 6 months, while our emergency family shelter provides nightly support for those in crisis. We also serve veterans through our transitional VA shelter. For those in active recovery, our Opportunity for Recovery program, in partnership with UCHealth, offers intensive daily treatment and support. With 150 beds available, Comitis Crisis Center is a trusted partner on the journey to recovery, providing a supportive community and essential resources to help individuals and families achieve stability and long-term success.

Property Description

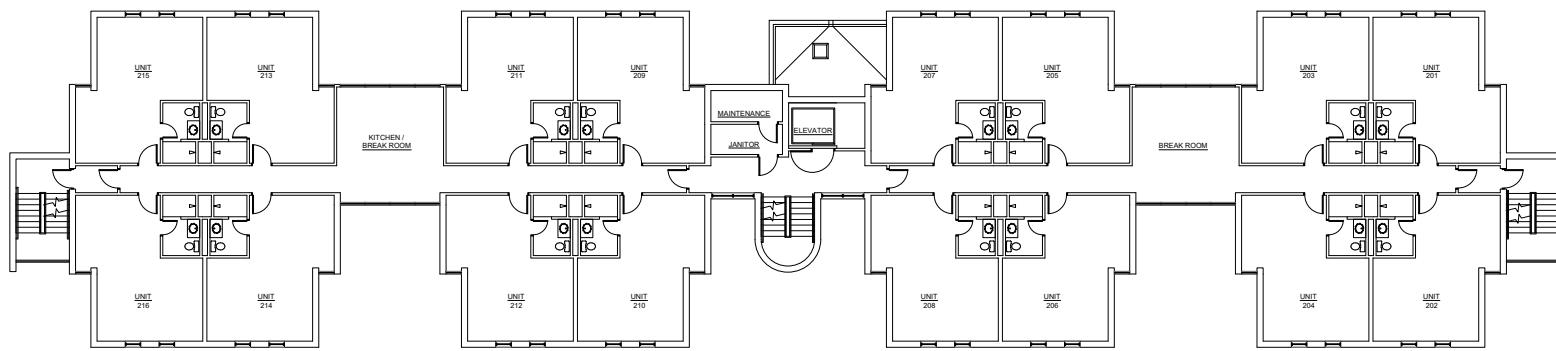


FLOOR PLANS (BOTH BUILDINGS IDENTICAL)

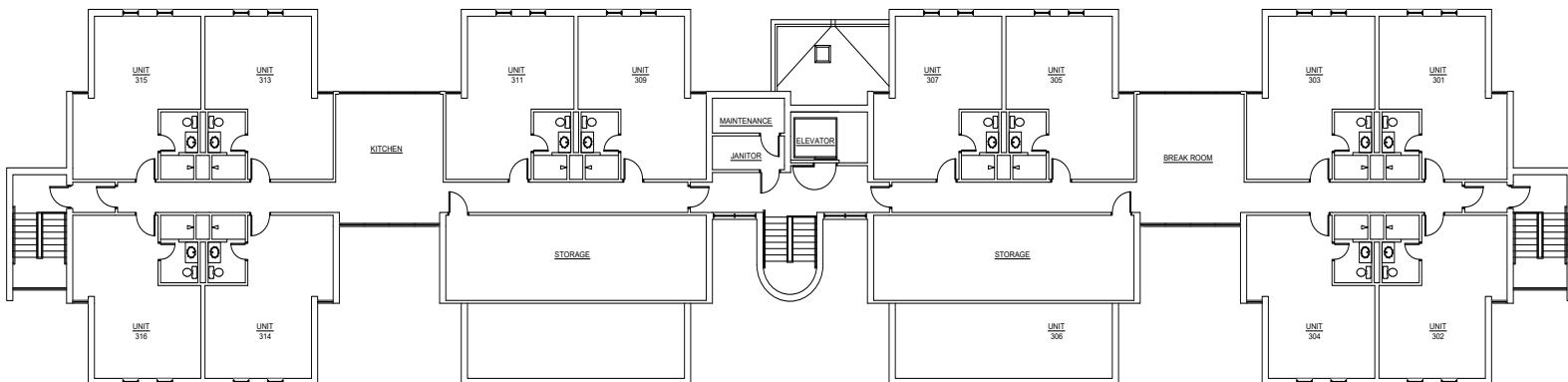
FLOOR 1



FLOOR 2



FLOOR 3



LOCATED ON THE ANSCHUTZ CAMPUS

Located in the heart of Aurora, Colorado, the UC Health Anschutz Medical Campus is situated just 10 miles east of downtown Denver, offering easy access to the city's vibrant cultural and entertainment scene. With its prime location at the intersection of I-225 and I-70, our campus is easily accessible by car, bike, or public transportation, making it a convenient destination for patients, visitors, and employees alike. Surrounded by a thriving community of healthcare professionals, researchers, and innovators, the UC Health Anschutz campus is the perfect place to receive world-class medical care, cutting-edge research, and exceptional patient experiences.

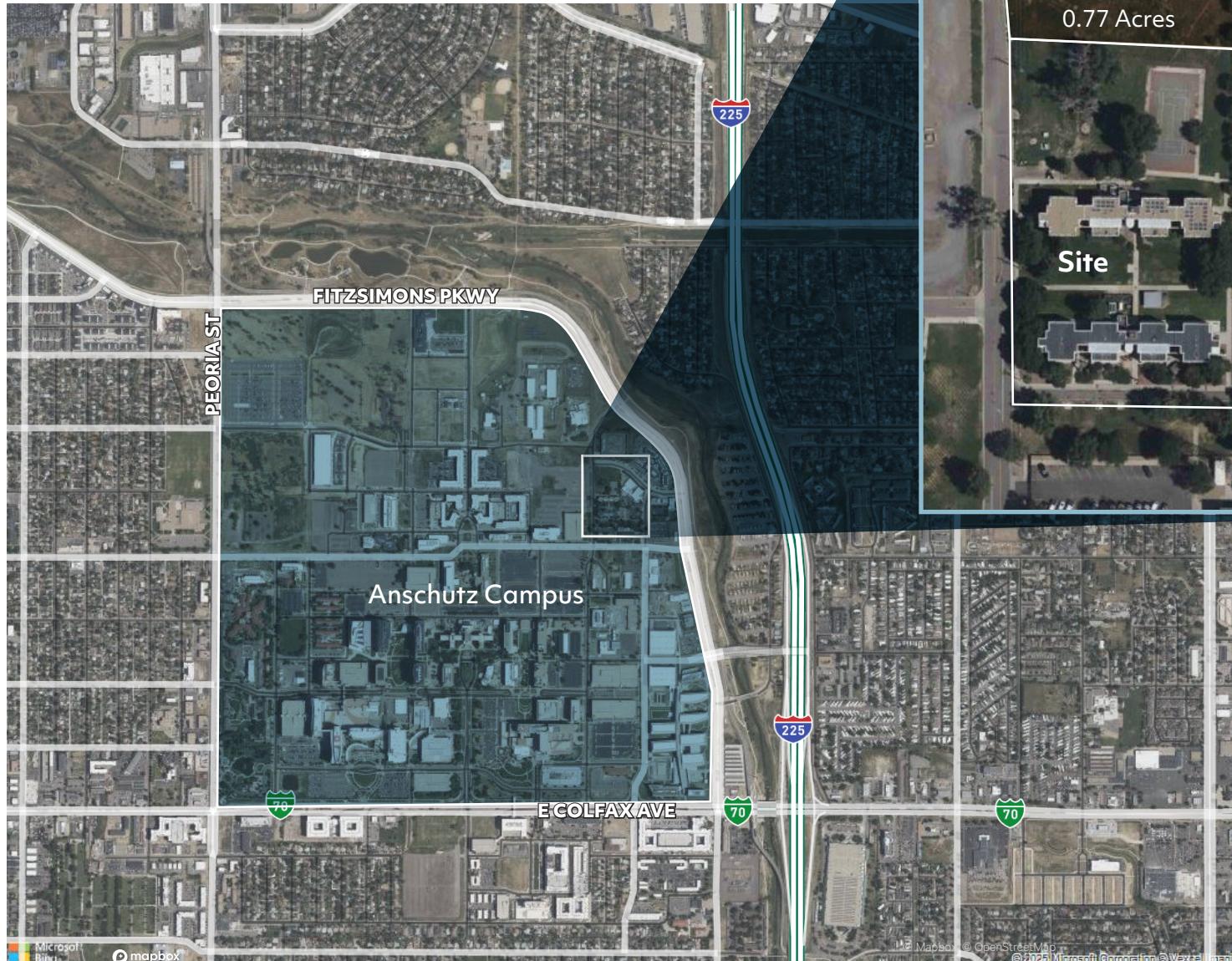


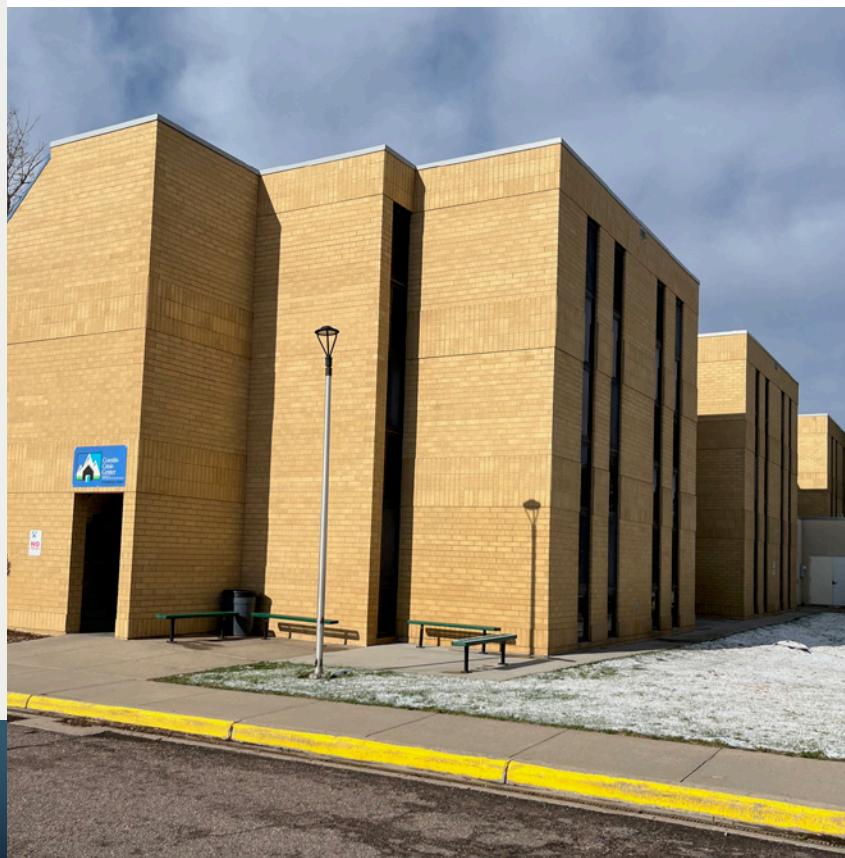
The University of Colorado Health Anschutz Medical Campus in Aurora, Colorado is a major healthcare hub that serves the state's largest healthcare market. The campus is home to the University of Colorado Hospital, Children's Hospital Colorado, and the Rocky Mountain Regional VA Medical Center, among other healthcare facilities. With over 30,000 employees, the Anschutz Medical Campus is one of the largest employers in the state of Colorado. The campus attracts patients from across the Rocky Mountain region, with over 1.5 million patient visits annually. The healthcare market is driven by a strong demand for specialized care, including oncology, neurosciences, and pediatrics. The campus is also a major hub for medical education and research, with the University of Colorado School of Medicine and the University of Colorado.



Aurora, Colorado is a diverse and vibrant city located in the Denver metropolitan area. With a population of over 375,000, it is the third most populous city in Colorado. The community is comprised of a mix of cultures, with a significant Hispanic and Latino population. The city has a strong sense of community, with many residents actively engaged in neighborhood associations, community events, and volunteer work. Aurora is also home to a thriving arts and cultural scene, with numerous museums, galleries, and performance venues. The city has a range of housing options, from affordable apartments to upscale neighborhoods, and is situated near major employers.

DEVELOPMENT OPPORTUNITY





Behavioral Health Services Needed

Aurora has a diverse population of over 375,000 residents, faces a growing need for behavioral health services. The city's proximity to Denver and its own economic growth have led to an influx of new residents, many of whom are struggling to cope with the stress of urban living. Additionally, Aurora has a higher-than-average rate of poverty, unemployment, and substance abuse, which can exacerbate mental health issues. Furthermore, the city's diverse population includes a significant number of individuals from low-income and minority communities, who may face barriers in accessing mental health care due to language, cultural, or financial constraints. As a result, behavioral health services in Aurora are essential to address the rising rates of anxiety, depression, and substance abuse, and to provide support for individuals and families in need, ultimately promoting overall well-being and community resilience.

Housing Shortage For Healthcare Workers

Aurora, Colorado is facing a critical shortage of housing for healthcare workers, particularly those employed at the University of Colorado Hospital and other medical facilities in the area. As a result, many healthcare professionals are being forced to commute long distances, often from neighboring cities or even other states, leading to fatigue, decreased job satisfaction, and increased turnover rates. Providing housing options for these workers would not only improve their quality of life but also enhance patient care by reducing the likelihood of medical errors and improving staff retention. Additionally, a healthcare worker housing program in Aurora could also attract and retain top talent, supporting the growth and development of the local healthcare industry.

Anschutz

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