

9131

E COLFAX AVE

AURORA, CO 80237

FOR SALE & LEASE

\$2,100,000 • \$13/SF (NNN)



SAM LEGER

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PROPERTY HIGHLIGHTS

Address	9131 E Colfax Avenue Aurora, CO 80237
Property Type	Retail/Flex
Sale Price	\$2,100,000
Lease Rate	\$13.00/SF (NNN)
Estimated NNN's	\$4.16/SF (Taxes & Insurance)
Building Size	10,605 SF
Zoning	OA-MS
Lot Size	16,988 SF (0.39 Acres)
Parking	21 Spaces
Electrical	625 Amp -3Phase 208V

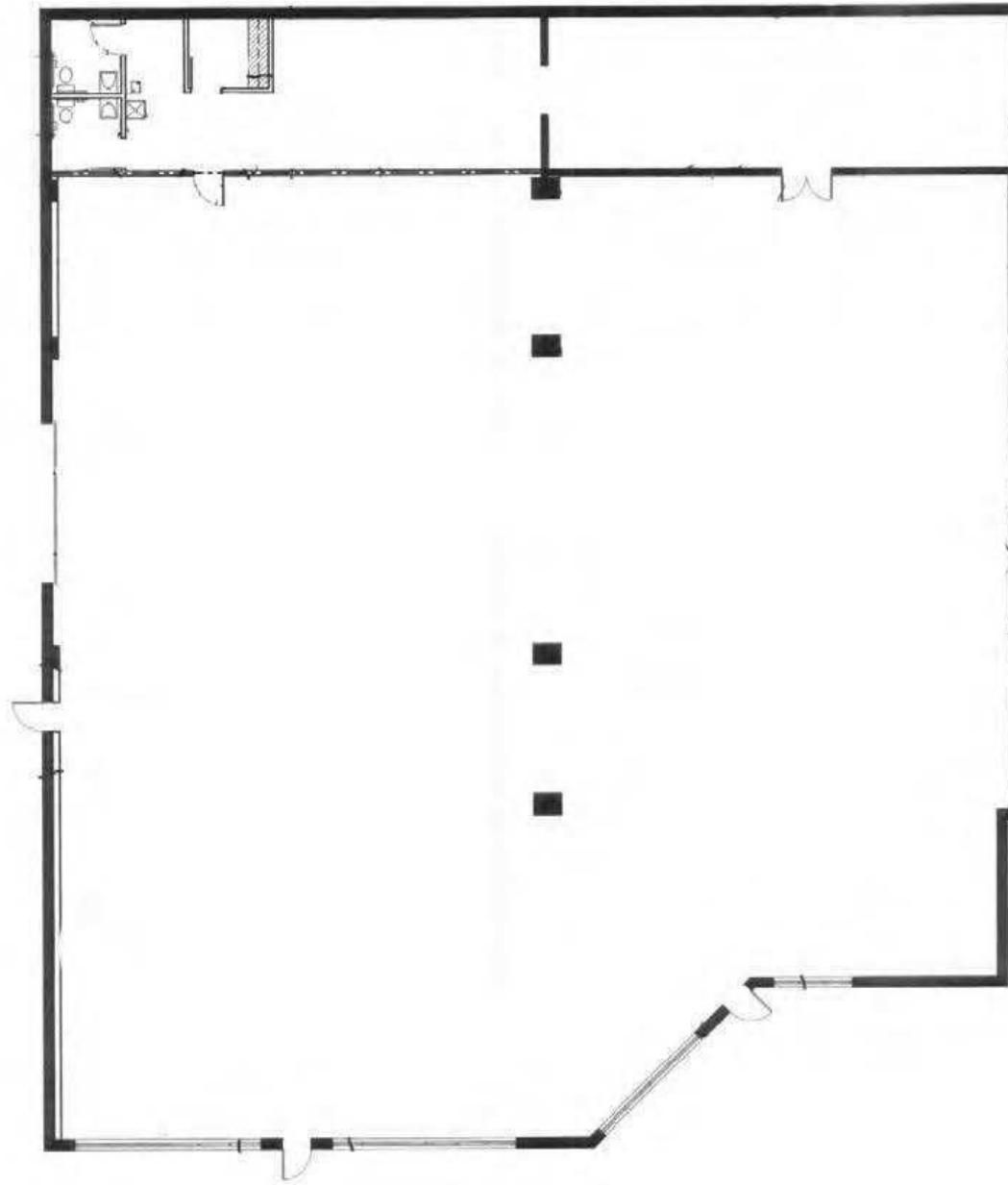
- New TPO Roof in 2018
- More than 450,000 residents within a 5-Mile radius
- Hard Corner lot with 34,792 VPD
- Located within an Enterprise Zone
- 21 Parking Spaces
- Over 450,000 residents within a 5-mile radius
- Directly along the planned East Colfax Bus Rapid Transit (BRT) line – construction begins 2025, service by 2027
- Excellent access to I-70, I-225, and Downtown Denver



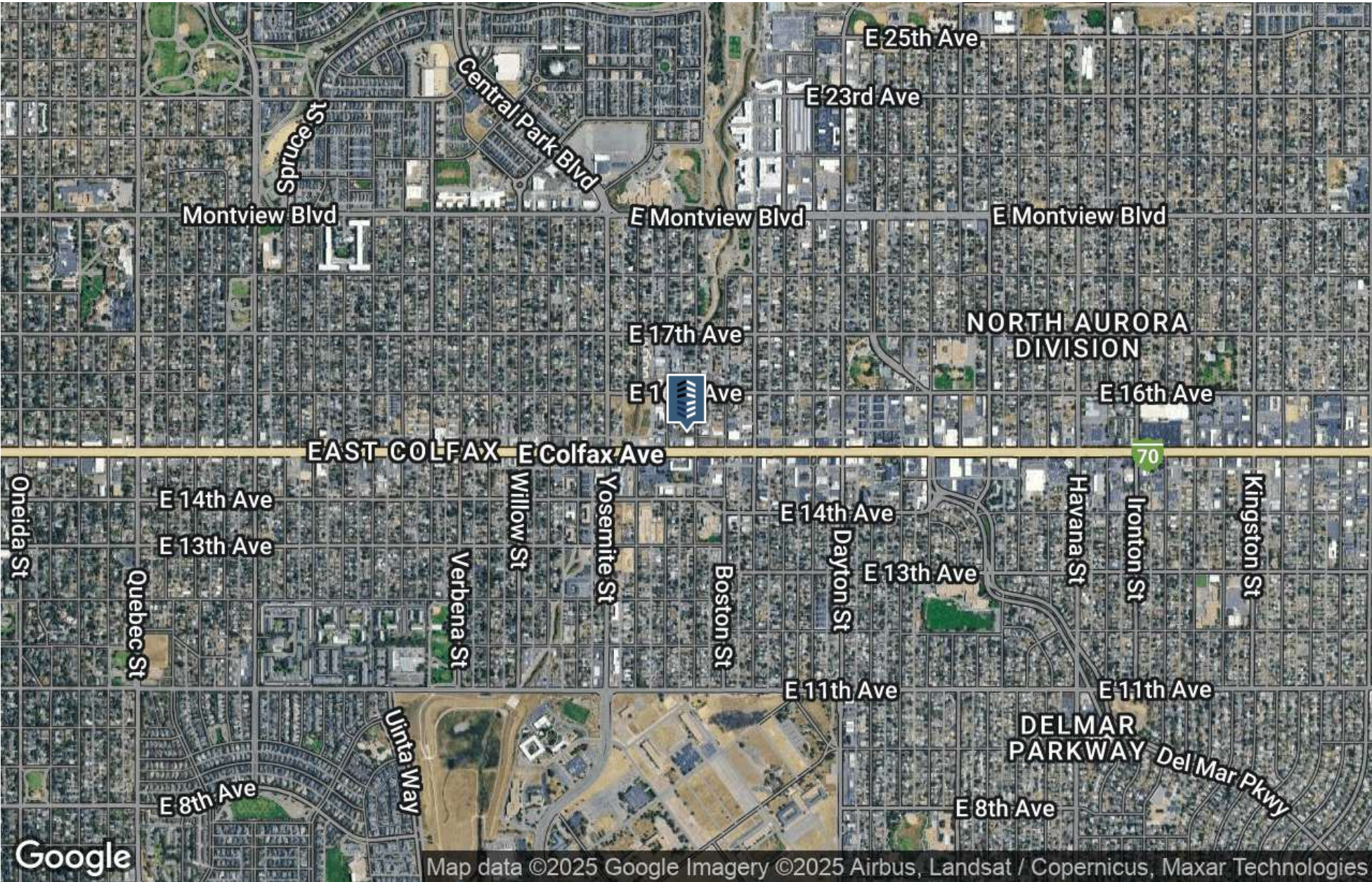
Unique Properties, Inc. is pleased to present 9131 East Colfax Avenue—an outstanding retail/flex opportunity at a signalized hard corner along East Colfax, one of Denver's most historic and heavily trafficked corridors with over 34,792 vehicles per day. The property offers excellent visibility and immediate access to I-225, I-70, and Downtown Denver, with over 450,000 residents within a five-mile radius. Located directly on the planned East Colfax Bus Rapid Transit (BRT) line—set to begin construction in 2025 with service anticipated by 2027—this site is poised to benefit from increased transit access, pedestrian improvements, and long-term corridor growth.



FLOORPLAN



LOCATION MAP





UNIQUE
PROPERTIES

TCN
REAL ESTATE SERVICES

FAMILY DOLLAR

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