



**FOR SALE: MIXED-USE RETAIL/OFFICE**

**5,900 SF**  
SQUARE FEET

**7,187/0.16**  
SF/ACRE LOT

**1954**  
YEAR BUILT

~~**\$1,195,000**~~  
**\$1,150,000**  
PRICE

**PRICE REDUCED!**



**OWNER USER OR INVESTMENT OPPORTUNITY**

**OFFERED BY:**  
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**1457 Florence Street**  
**Aurora, CO 80010**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	7,187 SF
Year Built:	1954
Building Size:	5,900 SF
Zoning:	OA-MS
Price / SF:	\$194.92
County:	Arapahoe
Taxes:	\$16,363

## PROPERTY OVERVIEW

1457 Florence Street is a 5,900 SF, 2 story, mixed use property consisting of 3 street level retail suites and 2nd floor office space. The property was built in 1954 and is zoned OA-MS which permits a wide variety of commercial uses including Retail, Office and Residential. The property features an off-street parking lot, building signage and a high traffic location for versatile use by a diverse tenant base. The first floor is currently occupied by 3 tenants and the 2nd floor office space could be leased to tenants or occupied by a user.

## PROPERTY HIGHLIGHTS

- 2 Story Mixed-Use Retail & Office Property
- Building Signage and Off Street Parking Lot
- Popular Area Located Near the Aurora Cultural Arts District (ACAD), The People's Building, MLK Library and Fletcher Plaza
- Zoned OA-MS, Versatile Mixed Use Commercial Property

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# ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## LOCATION OVERVIEW

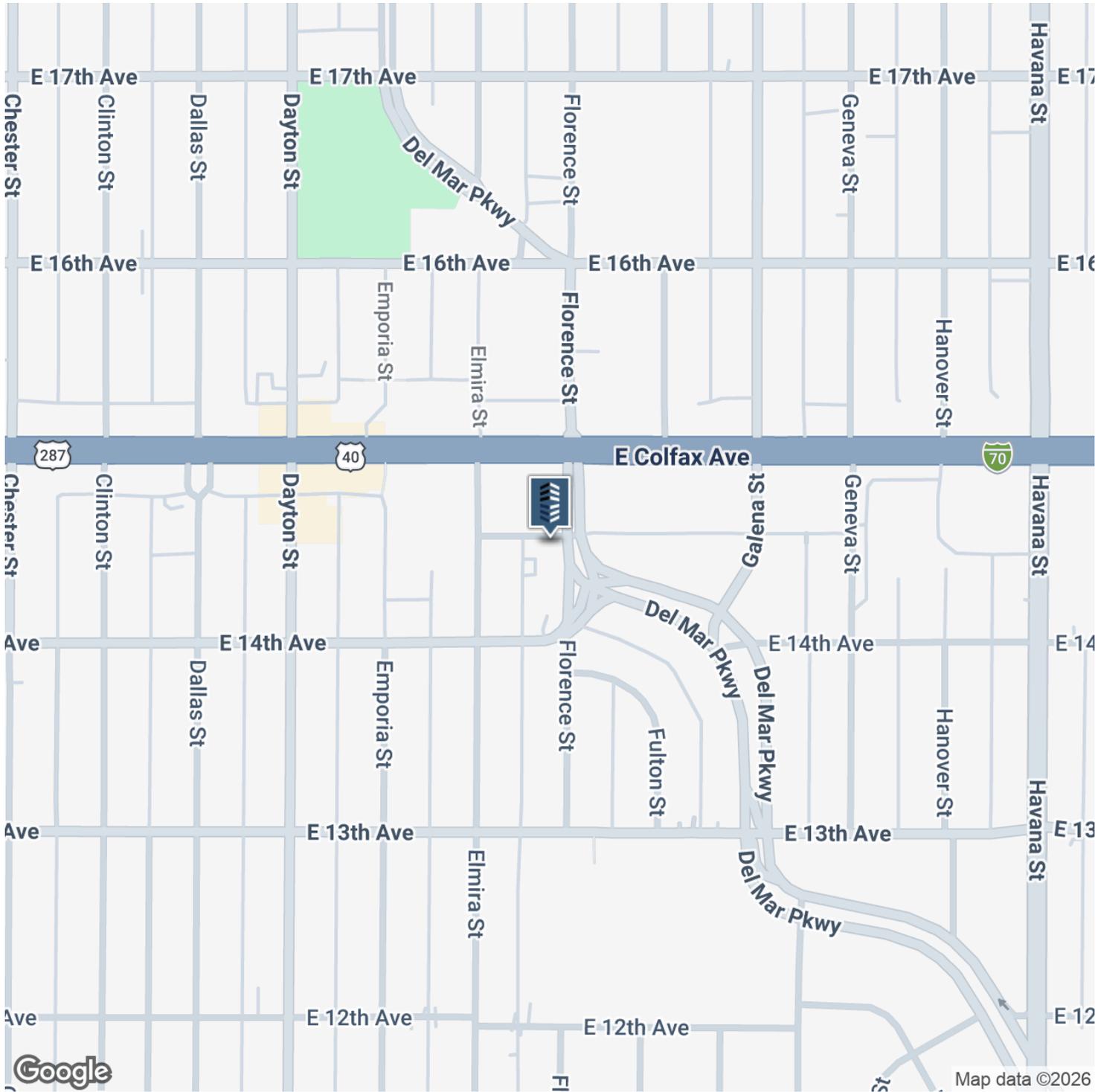


### LOCATION DESCRIPTION

1457 Florence Street is well located near the 'Old Aurora' Downtown area that is home to the Aurora Cultural Arts District (ACAD), the Martin Luther King Library/Fletcher Plaza, the Aurora People's Building. Just off of Colfax Avenue, this Florence Street commercial district is within close proximity to the area's restaurants, breweries, shops, & services. Located between Yosemite & Havana Streets, there is great accessibility to public transportation routes, I-70 & I-225, Stanley Marketplace and to the Anschutz Medical Center. The location presents an exciting prospect for investors looking to tap into this in demand submarket in Aurora.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	838	2,915	9,930
Total Population	2,287	8,605	28,559
Average HH Income	\$57,385	\$62,791	\$72,463

# LOCATION MAP



# AERIAL MAP



## RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1457	Taxes	1,000 SF	16.95%	\$24.00	\$24,000	M2M	-
1463	Novias de Mexico	950 SF	16.10%	\$16.42	\$15,600	M2M	-
1465	Miss Anns	1,000 SF	16.95%	\$18.00	\$18,000	M2M	-
1461: 2nd Floor	Office Space (Vacant)	2,950 SF	50%	-	-	-	-
<b>TOTALS</b>		<b>5,900 SF</b>	<b>100%</b>		<b>\$57,600</b>		