

# Development Opportunity

13731 E Mississippi Ave  
Aurora, CO 80012  
[www.cbre.com/denver](http://www.cbre.com/denver)

## Property Details

CBRE, as exclusive advisors, is pleased to offer for sale 13731 E Mississippi Ave. ("The Property"), which consists of ±2.20 acres located at the major intersection of E Mississippi Avenue and I-225 in Aurora, Colorado. The Property is a wonderful infill redevelopment site because of its frontage on E Mississippi Ave., which sees over 57,000 vehicles-per day. The current improvements include 23,618 SF of class B/C office spread across four separate buildings plus a drive thru. The Current Owner/User (Citywide Banks, a division of HTLF Bank) is willing to lease back a portion of space in a future development.

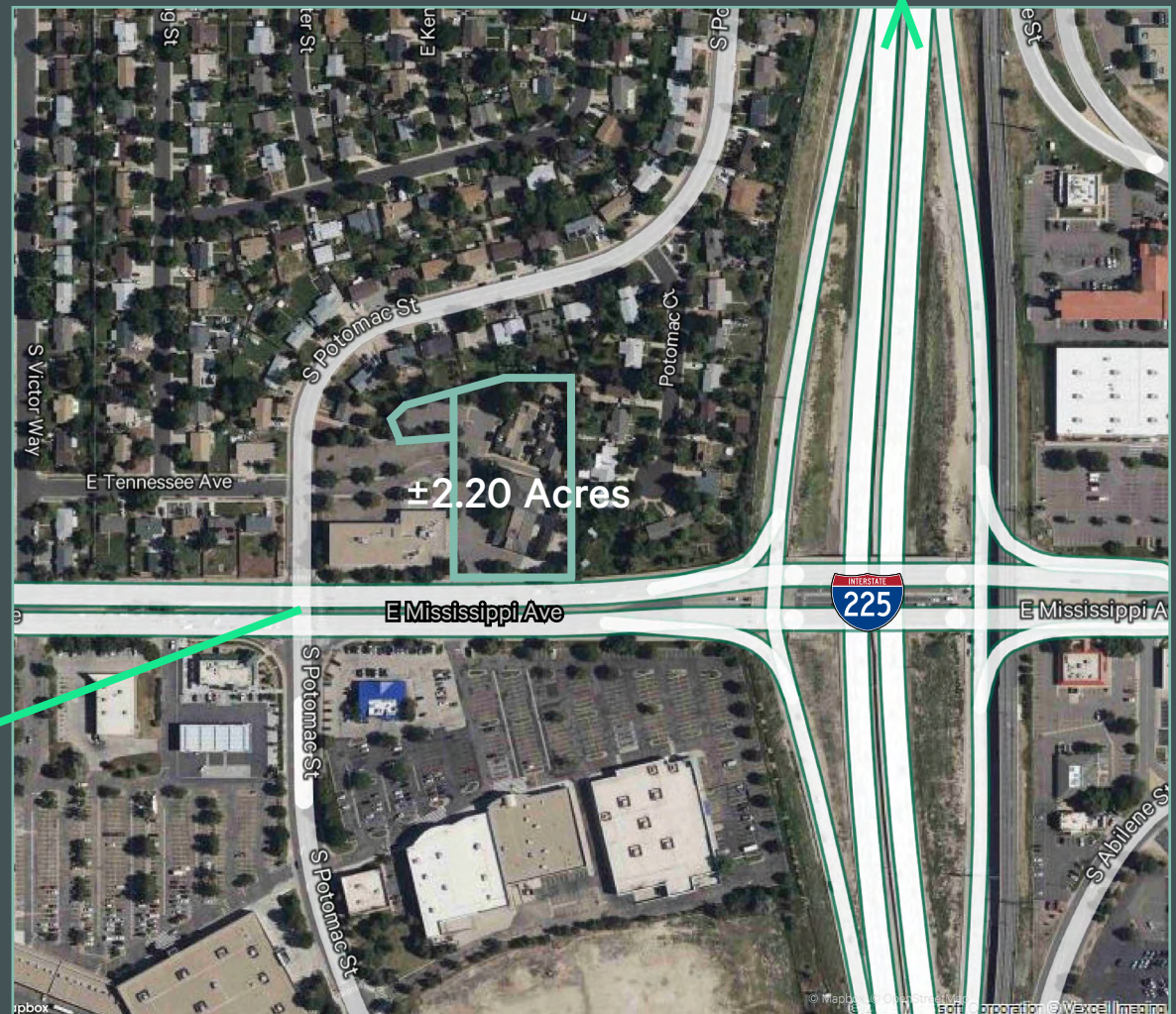
### Property Highlights:

- + Sale Price: \$3,995,000 | ±\$41.69/SF (Land)
- + Parcel #: 1973-13-4-20-001 & 1973-13-4-21-004
- + Site Size: ±2.20 acres
- + Northwest corner of E Mississippi Ave. and I-225
- + Zoned MU/OI (Mixed-Use Office/Institutional District)
- + Drive-Thru Opportunity
- + Potential Seller Lease Back for Bank Use/Pad Site

### Permitted Uses:

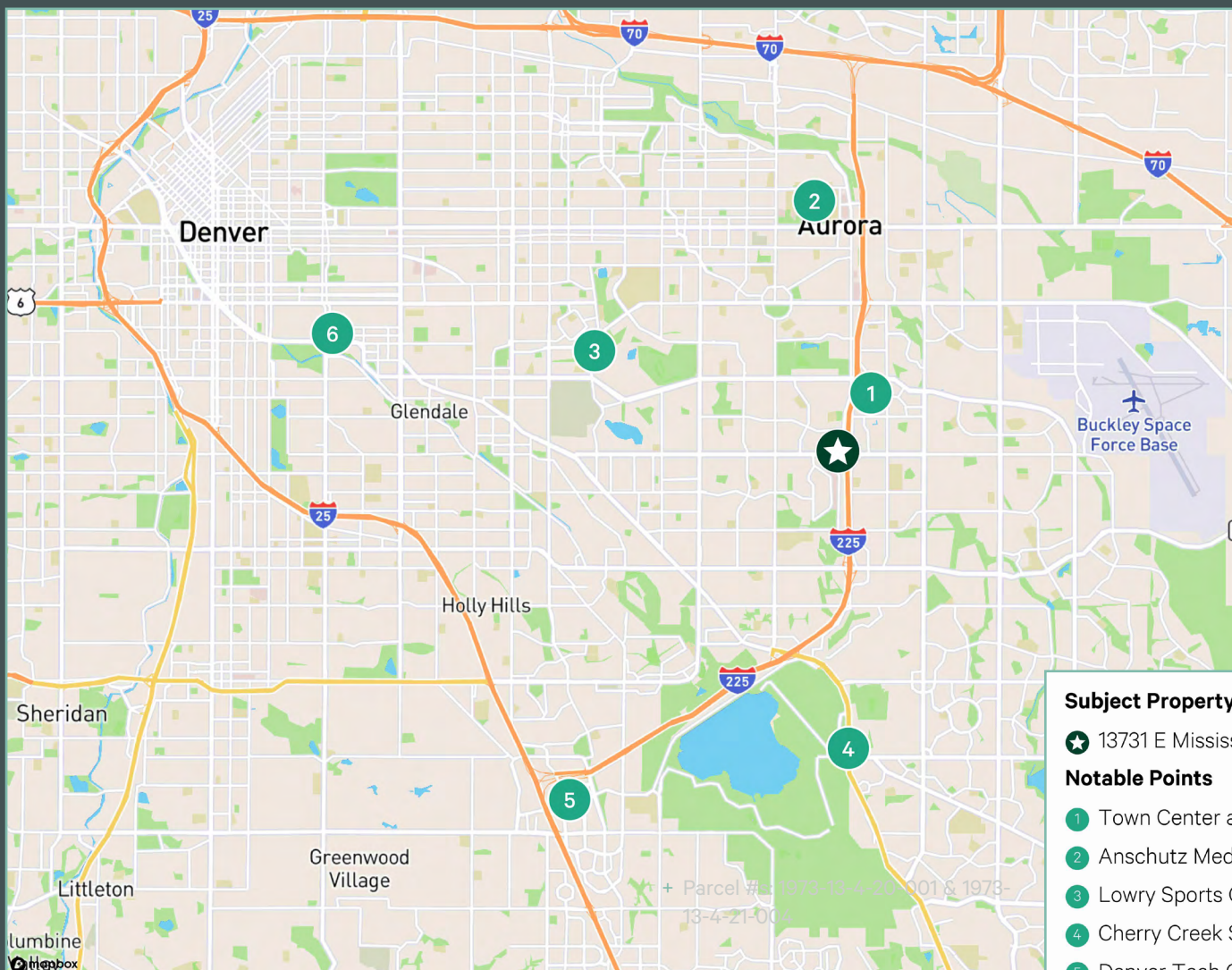
- + Retail
- + Multifamily
- + Hotel
- + Office

160,000 VPD (CDOT, 2022)



57,088 VPD  
(TrafficMatrix, 2022)

# Points of Interest



**Subject Property**  
★ 13731 E Mississippi Ave

**Notable Points**

- 1 Town Center at Aurora
- 2 Anschutz Medical Campus
- 3 Lowry Sports Complex
- 4 Cherry Creek State Park
- 5 Denver Tech Center
- 6 Cherry Creek North

©2024 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri

# Parcels



©2024 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri

# Demographics

## STATISTIC

	1-MILE	3-MILE	5-MILE
<b>Population</b>			
2024 Population - Current Year Estimate	23,514	193,546	428,601
2029 Population - Five Year Projection	23,655	197,022	432,630
2020 Population - Census	23,894	192,038	426,353
2010 Population - Census	21,856	174,149	384,017
2020-2024 Annual Pop. Growth Rate	-0.38%	0.18%	0.12%
2024-2029 Annual Pop. Growth Rate	0.12%	0.36%	0.19%
<b>Households</b>			
2024 Households - Current Year Estimate	9,082	77,956	170,245
2029 Households - Five Year Projection	9,185	79,579	172,296
2010 Households - Census	8,270	71,910	156,222
2020 Households - Census	9,069	76,837	168,369
2020-2024 Comp. Annual HH Growth Rate	0.03%	0.34%	0.26%
2024-2029 Annual HH Growth Rate	0.23%	0.41%	0.24%
2024 Average Household Size	2.57	2.46	2.49
<b>Household Income</b>			
2024 Average Household Income	\$90,927	\$89,759	\$103,736
2029 Average Household Income	\$111,284	\$108,355	\$124,449
2024 Median Household Income	\$74,284	\$67,187	\$74,848
2029 Median Household Income	\$84,593	\$79,955	\$87,702
2024 Per Capita Income	\$35,081	\$36,325	\$41,259
2029 Per Capita Income	\$43,246	\$43,940	\$49,619

# Prime Retail or Multifamily Development Site

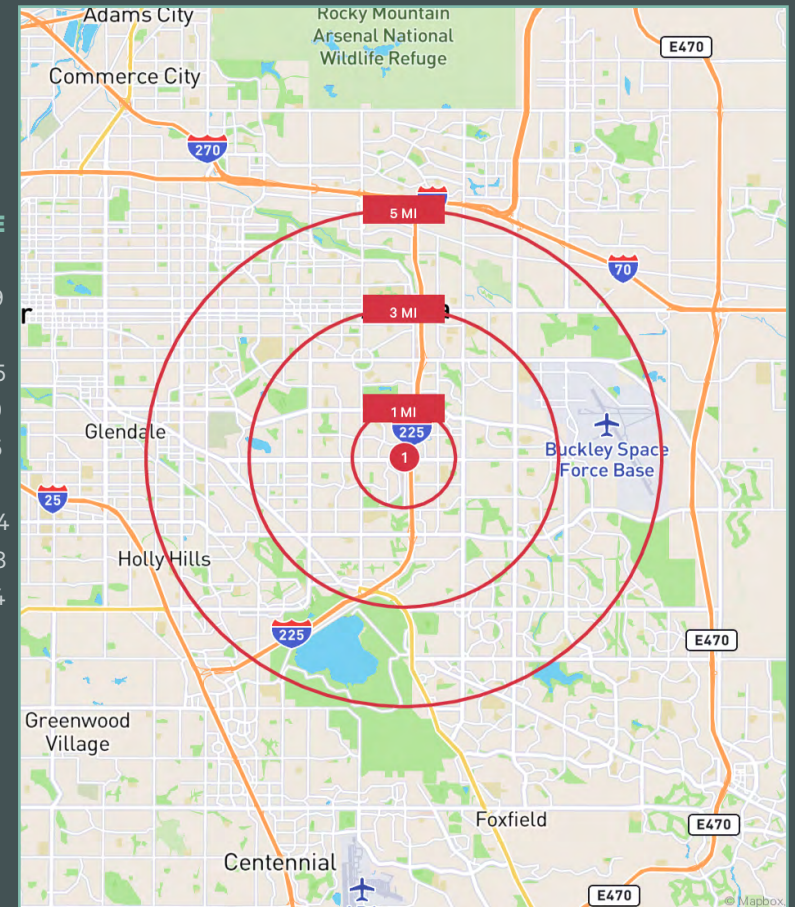
13731 E Mississippi Ave. | Aurora, CO 80012

For Sale

# Demographics

## STATISTIC

	1-MILE	3-MILE	5-MILE
<b>Housing Units</b>			
2024 Housing Units	9,529	83,427	181,679
2024 Vacant Housing Units	447	5,471	11,434
2024 Occupied Housing Units	9,082	77,956	170,245
2024 Owner Occupied Housing	4,509	36,489	85,550
2024 Renter Occupied Housing	4,573	41,467	84,695
<b>Education</b>			
2024 Population 25 and Over	15,875	133,927	296,044
HS and Associates Degrees	9,206	73,807	148,628
Bachelor's Degree or Higher	4,398	44,604	116,404
<b>Place of Work</b>			
2024 Businesses	796	5,480	12,499
2024 Employees	11,482	74,234	157,141



©2024 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri



