

# EAST COLFAX REDEVELOPMENT LAND

## AURORA, CO

**\$3,600,000**

OFFERING MEMORANDUM | 5.04 AC LAND | 15566 E COLFAX AVE AURORA, CO 80011



**PREPARED BY:**

**DOUG GATES**

*Commercial Real Estate Advisor*

Office: 303.905.0406

Direct: 303.905.0406

[dgates@madisoncommercial.com](mailto:dgates@madisoncommercial.com)





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# PROPERTY INFORMATION



# PROPERTY DESCRIPTION

## EAST COLFAX REDEVELOPMENT LAND



### PROPERTY OVERVIEW:

Madison Commercial Properties is pleased to present 5.04 AC of redevelopment land for sale off Colfax & Chambers in Aurora.

Current zoning of MU-C (Mixed-Use Corridor) will allow for a variety of uses, including but not limited to multi-family, office and medical, light manufacturing, hotel, restaurant, veterinary clinic, brewery or distillery, nursing home, childcare, elementary school, etc.

Conditional uses would include self-storage facility, assisted living, greenhouse, auto sales, etc.

A new development, The Citadel on Colfax is a 29 AC mixed-use development underway located just east of Chambers on Colfax. There will be a variety of restaurants and retailers, which include MainStay Suites, Sleep Inn, Dutch Bros Coffee, Red Rocks Self Storage, convenience stores and 148 residential Townhome units by DR Horton.

### HIGHLIGHTS:

- \* Prime Redevelopment Land for Sale
- \* Less than one mile from UC Health, University of Colorado Hospital, Anschutz Medical Campus, Children's Hospital of Colorado and I-225
- \* 1-mile from the I-225 & Colfax Light Rail
- \* Located in an Opportunity Zone

<b>Price:</b>	\$3,600,000
<b>Lot Size:</b>	5.04 AC   (219,542 SF)
<b>Price/SF:</b>	\$16.40
<b>Zoning:</b>	MU-C
<b>Municipality:</b>	Arapahoe County / City of Aurora
<b>Property Taxes:</b>	\$45,620
<b>Zoning:</b>	<a href="#">link to permitted uses</a>

# AERIAL IMAGES

## EAST COLFAX REDEVELOPMENT LAND

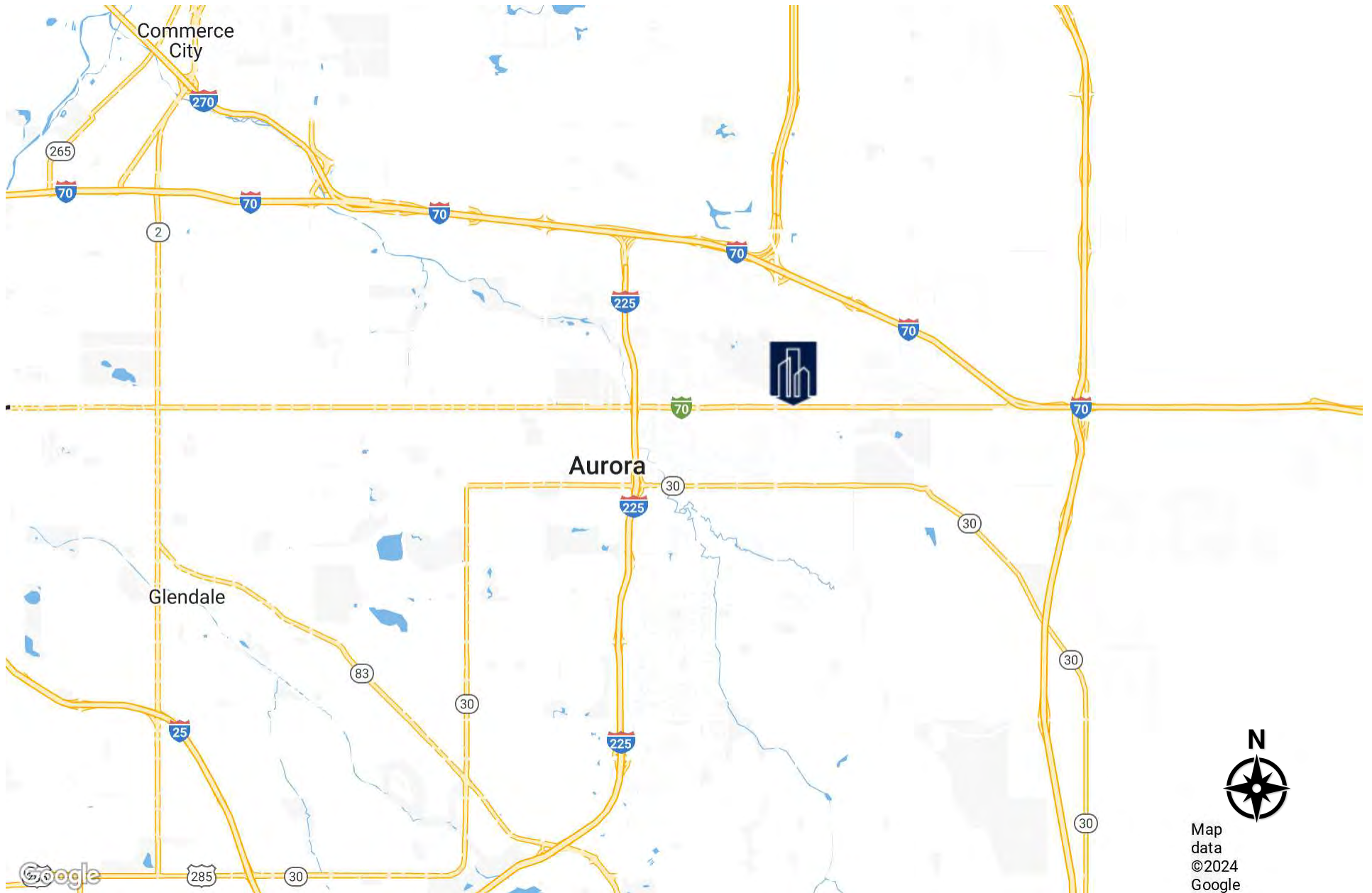


# LOCATION



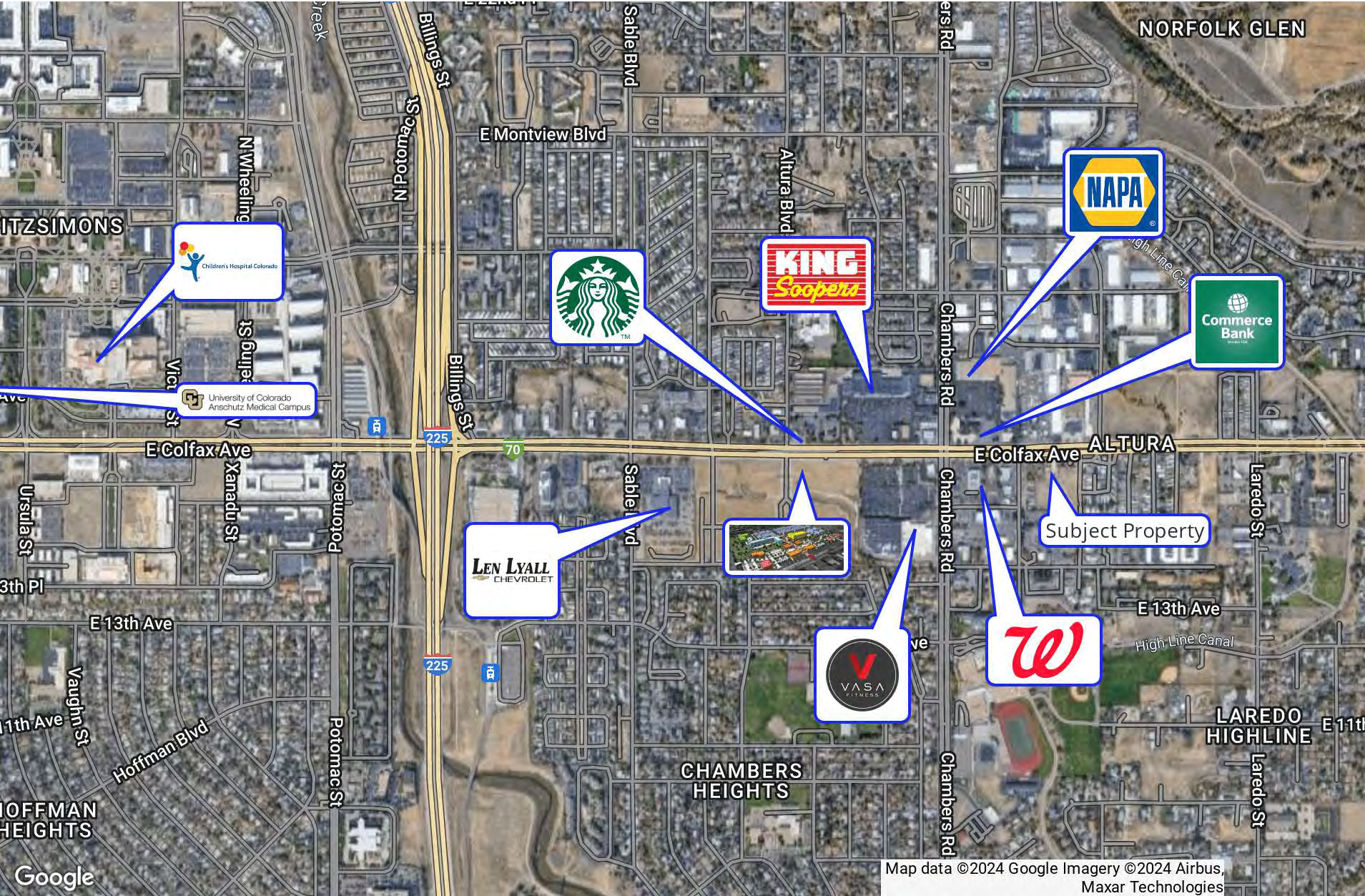
# LOCATION

## EAST COLFAX REDEVELOPMENT LAND



# REGIONAL MAP

## EAST COLFAX REDEVELOPMENT LAND





# AERIAL MAP

## EAST COLFAX REDEVELOPMENT LAND



# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

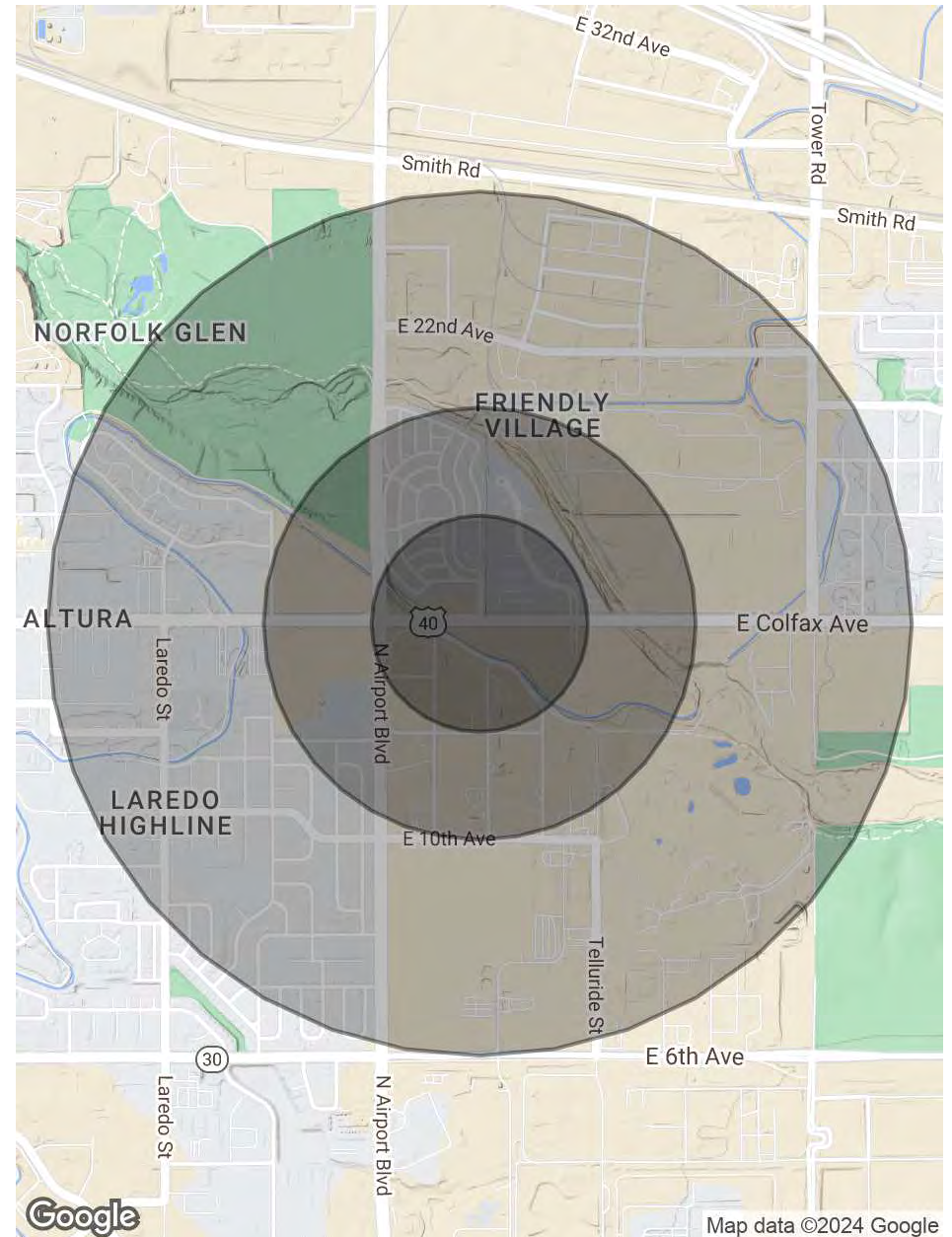
## EAST COLFAX REDEVELOPMENT LAND

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,055	4,877	17,170
Average Age	41.4	36.1	35.0
Average Age (Male)	39.1	35.3	33.7
Average Age (Female)	45.9	38.4	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	436	1,705	5,718
# of Persons per HH	2.4	2.9	3.0
Average HH Income	\$39,908	\$49,783	\$55,155
Average House Value	\$74,110	\$150,747	\$185,115

TRAFFIC COUNTS	
East Colfax Ave & Chambers Rd	20,961/day

\* Demographic data derived from 2022 ACS - US Census



# DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. In All financial projections and information are provide for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Madison Commercial Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which

making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Madison Commercial Properties. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Madison Commercial Properties. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Madison Commercial Properties.

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*For more information about this building, contact:*

**DOUG GATES**

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501 S Cherry St. Suite 350 | Denver, CO 80246  
720.441.1460 | [info@madisoncommercial.com](mailto:info@madisoncommercial.com) | [madisoncommercial.com](http://madisoncommercial.com)