

**FOR SALE**  
WAREHOUSE  
CONDO

**12001 E 33RD AVENUE, UNIT O**  
**AURORA, COLORADO 80010**

**2,899 SF | INVESTMENT OR OWNER/USER SALE**



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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## 12001 E 33RD AVE, UNIT O AURORA, COLORADO 80010

|                      |  |
|----------------------|--|
| <b>PRICE</b>         | <b>\$600,000</b>                           |
| <b>BUILDING SIZE</b> | 38,550 SF RBA                              |
| <b>LOT SIZE</b>      | 2.16 Acres                                 |
| <b>UNIT SIZE</b>     | 2,899 SF                                   |
| <b>ZONING</b>        | M-2 Aurora                                 |
| <b>CLEAR HEIGHT</b>  | 16'  |
| <b>PARKING</b>       | Ample                                      |
| <b>POWER</b>         | 100 Amps @ 208/120V (TBV)                  |
| <b>LOADING</b>       | 1 Drive-in door (12' x 14')                |
| <b>SPRINKLERS</b>    | Wet System                                 |
| <b>AVAILABLE</b>     | December 2026                              |
| <b>OCCUPANCY</b>     | Currently Occupied (Do Not Disturb Tenant) |
| <b>BUILDING TYPE</b> | Industrial Warehouse/Condo                 |

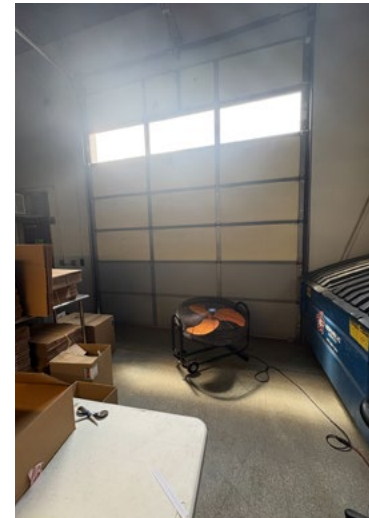
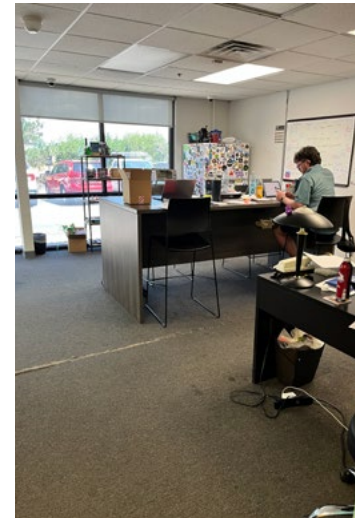
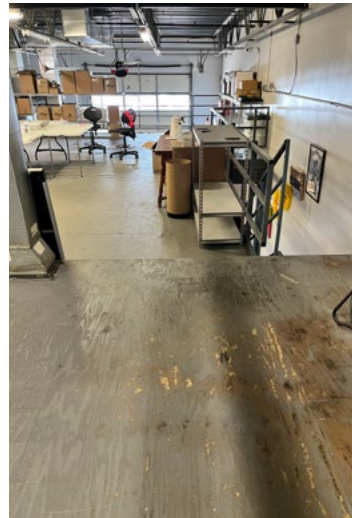
### PROPERTY HIGHLIGHTS

- Year Built: 2004
- Close proximity to I-25, I-76, I-270, I-225 and E-470
- Easy access to major freeways including I-70 and I-225, and to Denver International Airport, Northfield and Central Park (formerly known as Stapleton)





12001  
E 33RD AVE

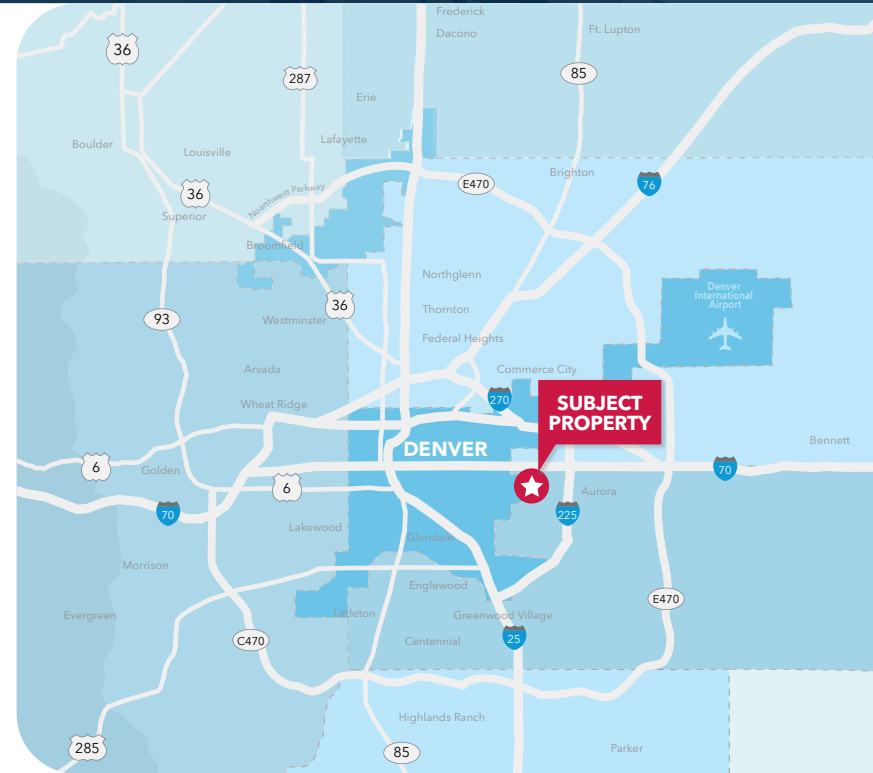


## DEMOGRAPHICS

|                          | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Current Population       | 7,257     | 138,144   | 317,821   |
| Daytime Population       | 8,380     | 75,426    | 149,874   |
| Number of Businesses     | 652       | 11,343    | 18,526    |
| Number of Households     | 2,063     | 45,516    | 114,869   |
| Average Household Income | \$116,165 | \$94,035  | \$94,821  |
| Median Home Value        | \$463,970 | \$392,365 | \$422,807 |

## NEIGHBORHOOD HIGHLIGHTS

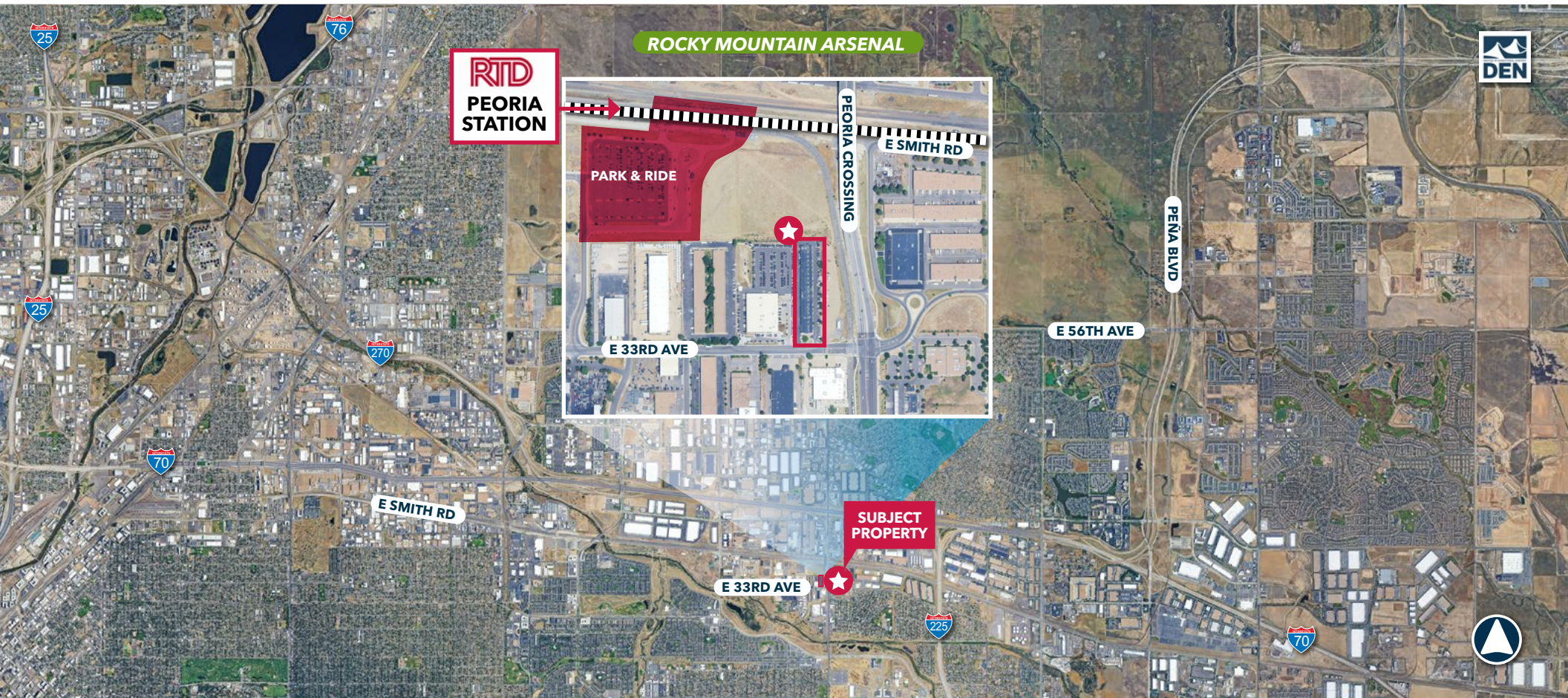
- The property at 12001 E 33rd Avenue lies just east of the Central Park neighborhood, and southeast of The Shops at Northfield.
- Nearby public transportation includes Peoria Station, Fitzsimons Station, and Denver International Airport (DEN).
- Central Park Denver (formerly known as Stapleton) has received numerous awards, and recognized by the Denver Urban Renewal Authority as one of the country's largest and most successful infill projects with awards from the EPA, the United Nations Council on Sustainable Development, and the prestigious Stockholm Partnership for Sustainable Cities Award from the King of Sweden.
- The Shops at Northfield is an open-air shopping, dining, and entertainment district anchored by Macy's, Bass Pro Shops, Harkins Theatres 18, Improv Comedy Club, Nike, H&M, and 80+ specialty shops and 15+ restaurants and eateries.
- Wayfair will be opening a 140,000 SF large-format store in 2026 at The Shops at Northfield. Brand partner Perigold, with high end home furnishings, will also open a store here.





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