

E 38TH AVENUE & HELENA ST AURORA, CO 80011



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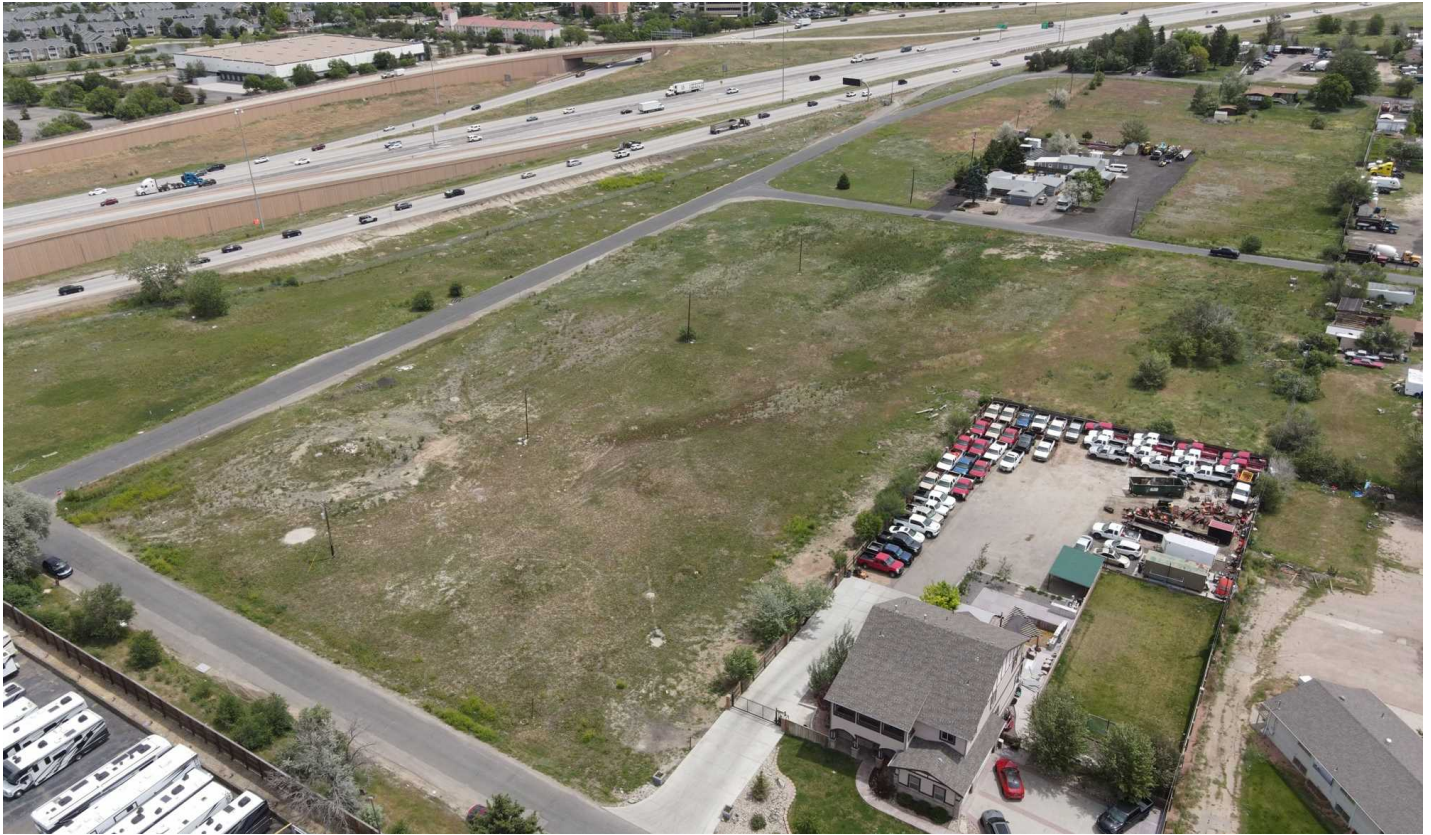


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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Aurora, CO. This property, strategically located at E 38th Avenue & Helena Street, boasts prime visibility from I-70 and is conveniently situated within the industrial and business park development between DIA and Denver. With its recent rezoning to I-1 in the City of Aurora from R-R (Rural Residential), this spacious lot offers immense potential for a wide range of industrial uses. Easy access to I-70 via Chambers Road further enhances the property's appeal, making it an ideal choice for forward-thinking land and industrial investors. This is a rare chance to secure a valuable asset in a sought-after location.



Property Summary

Lot Size:	4.90 Acres
Price:	\$3,000,000
Zoning:	I-1 Business/Tech District
Parcel 1:	3.91 Acres
Parcel 2:	0.99 Acres

Property Overview

- Exceptional visibility from I-70
- Centrally located in the industrial and business park development between DIA and Denver
- Ease of access to I-70 via Chambers Road
- Recently rezoned to I-1 in the City of Aurora from R-R (Rural Residential)

Location Overview

Directly adjacent to DIA Business Park with i70 frontage.

BUSINESS MAP

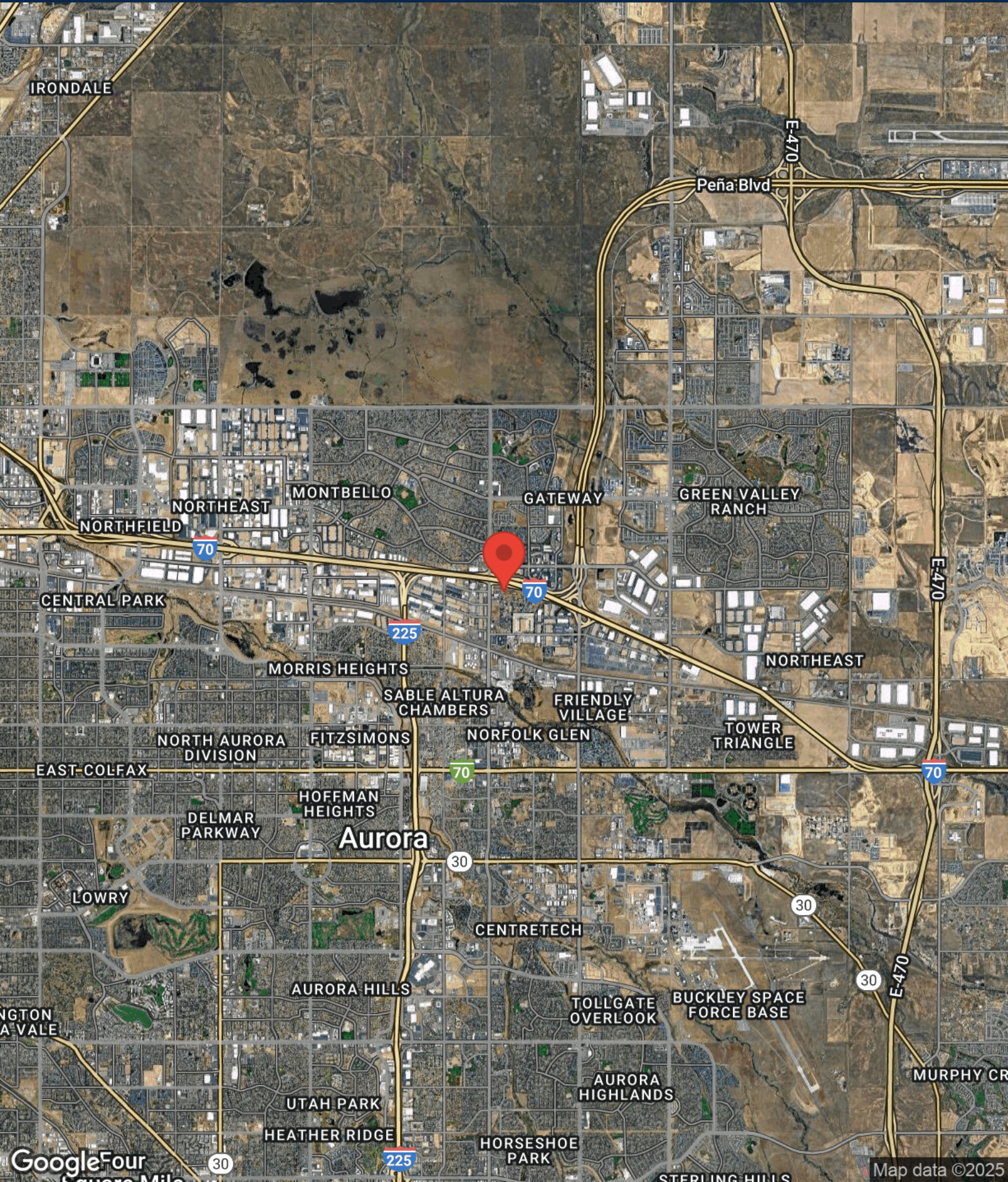
Aurora, CO 80011

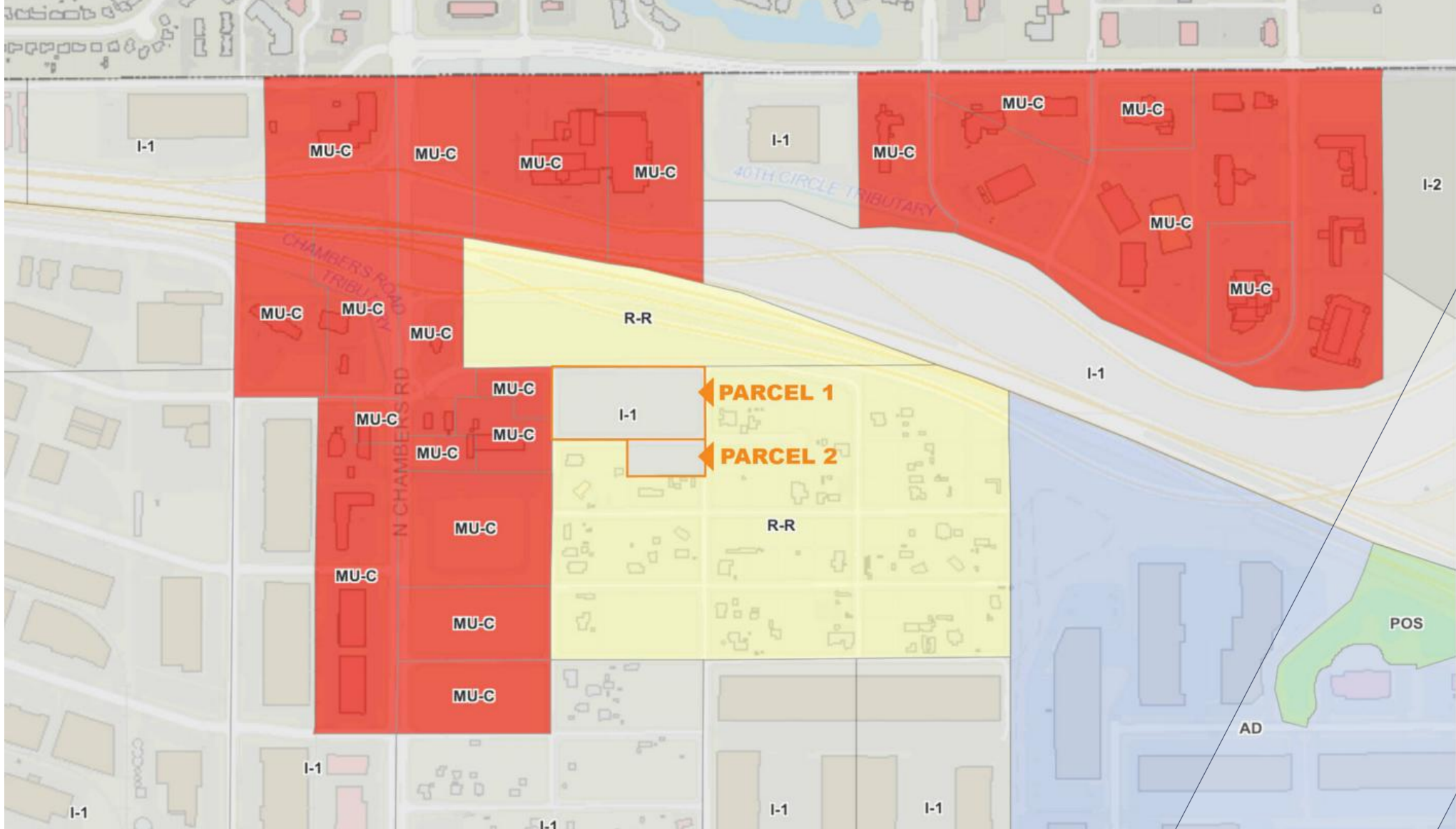


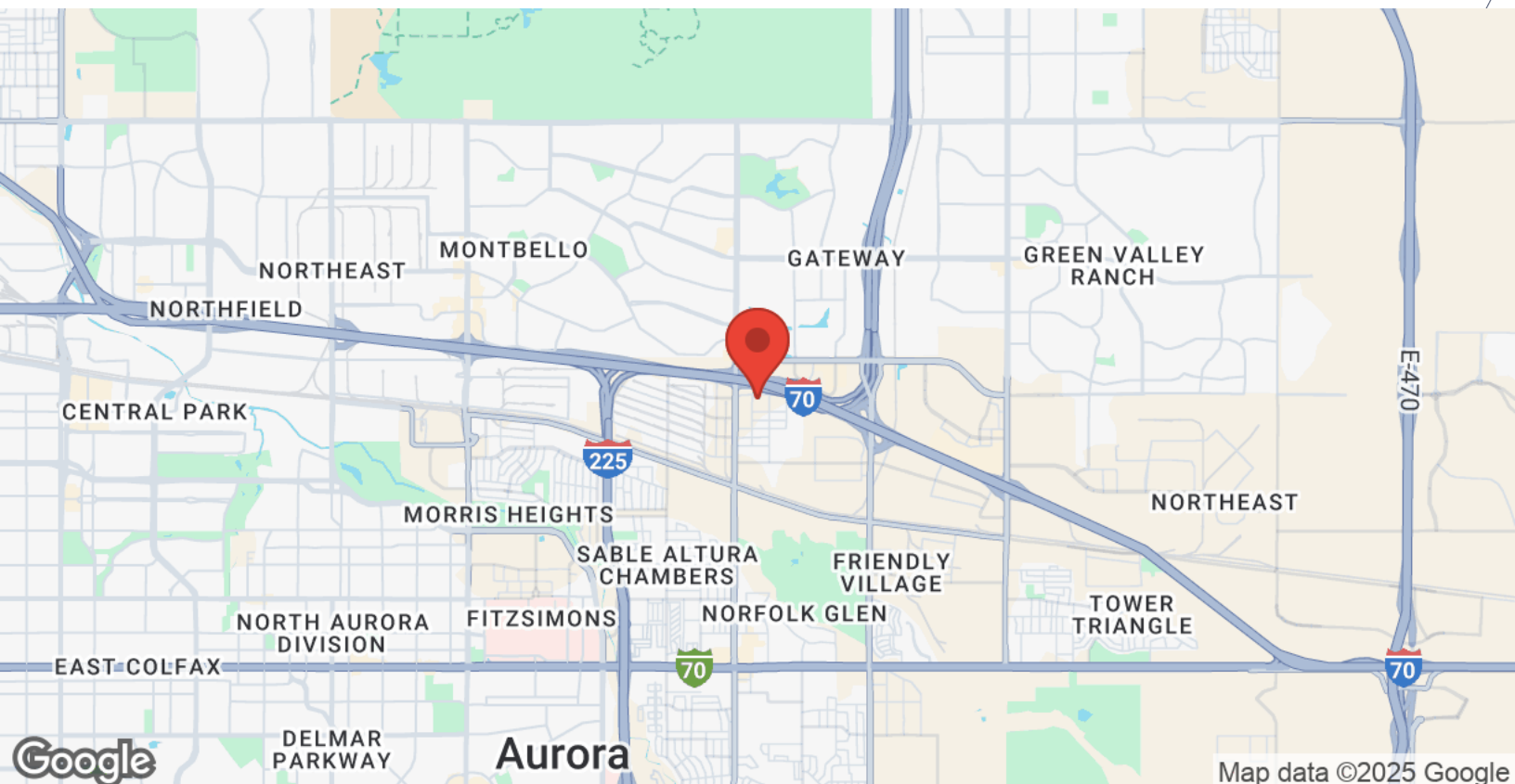
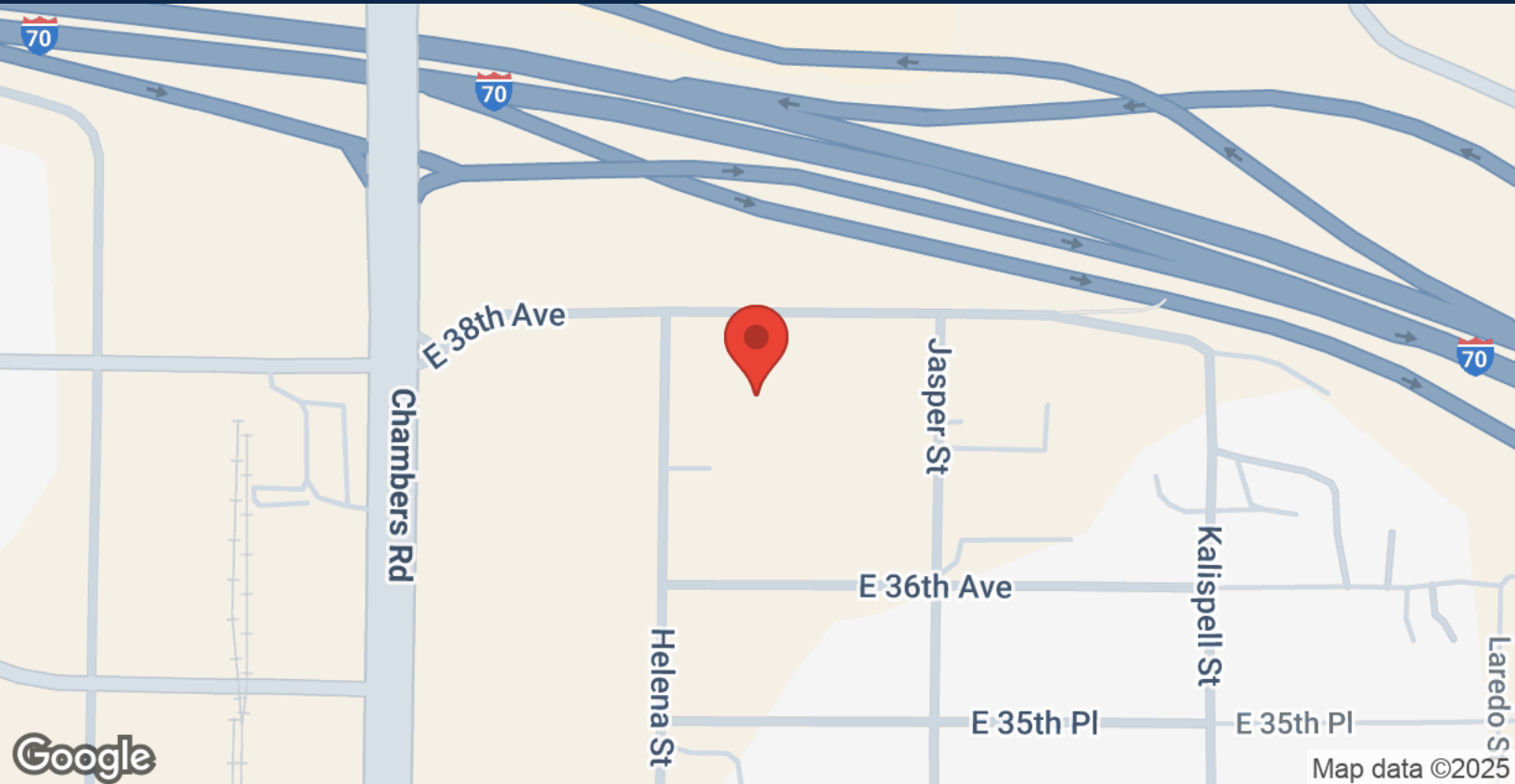
REGIONAL MAP

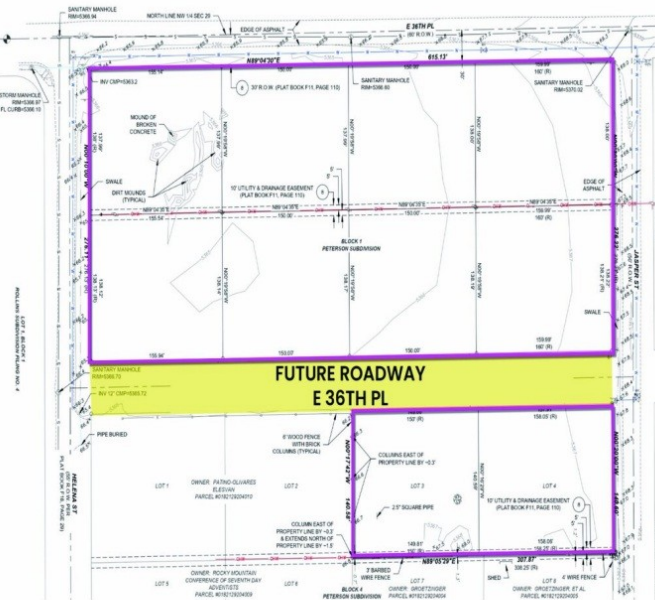
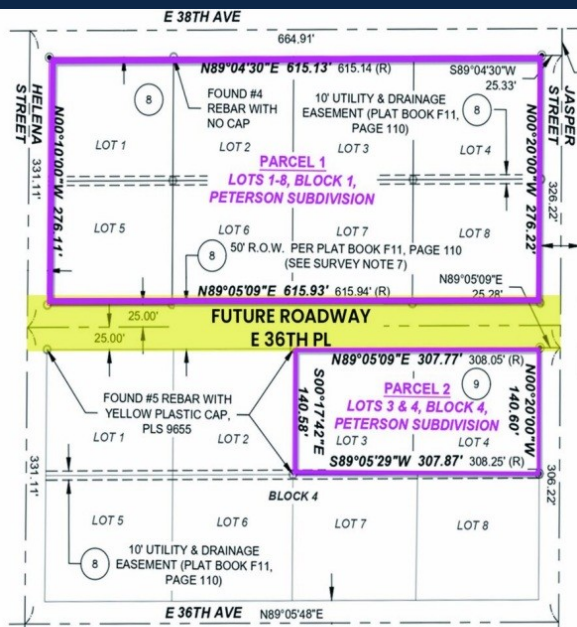
38TH AND HELENA

Aurora, CO 80011



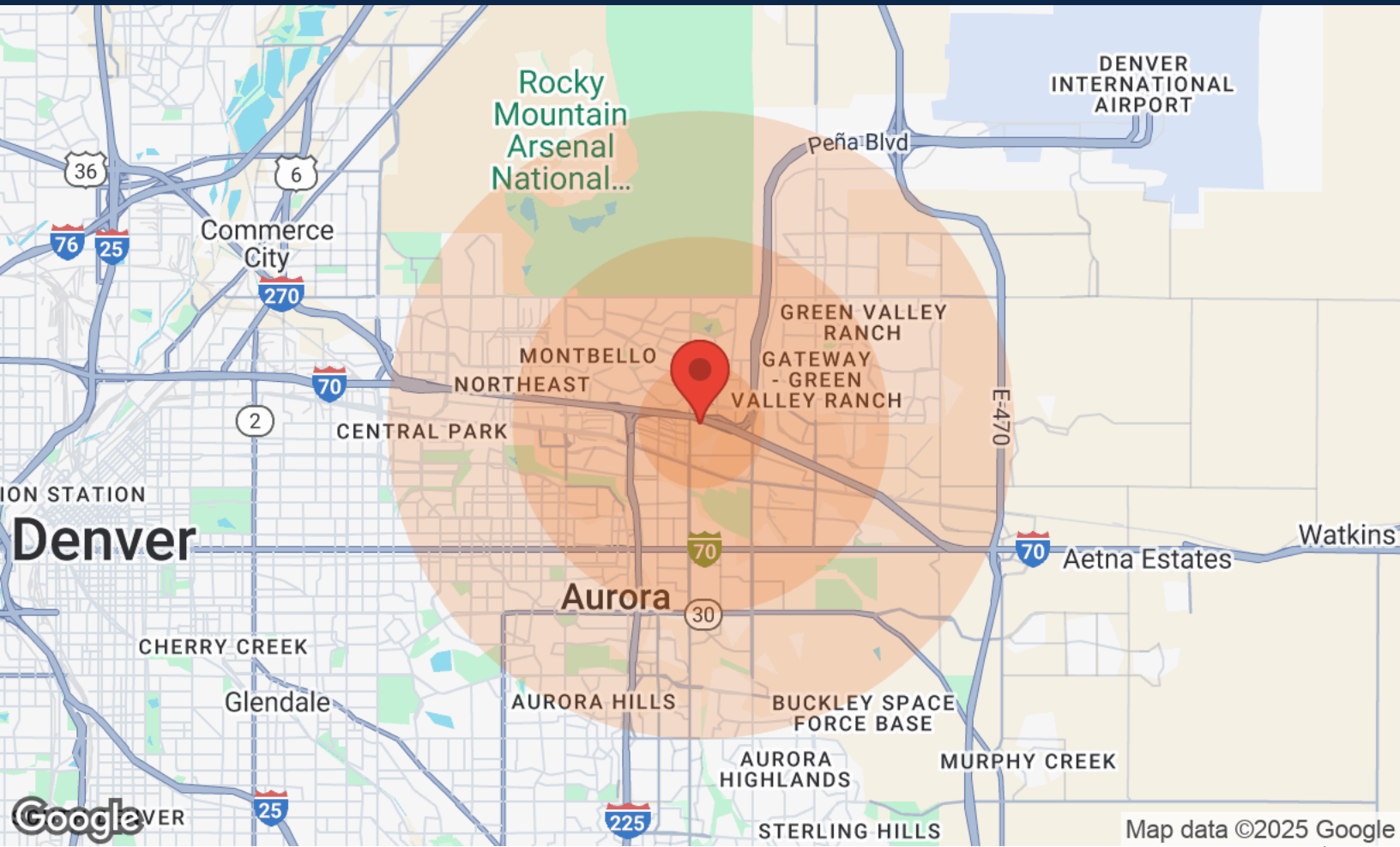






DEMOGRAPHICS

Aurora, CO 80011



Population	1 Mile	3 Miles	5 Miles
Male	3,448	46,277	110,539
Female	3,452	47,504	110,085
Total Population	6,900	93,781	220,624

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,010	26,939	59,445
Ages 15-24	1,181	14,737	32,016
Ages 25-54	2,690	35,257	86,696
Ages 55-64	652	8,501	20,894
Ages 65+	367	8,347	21,573

Income	1 Mile	3 Miles	5 Miles
Median	\$45,528	\$41,577	\$41,002
< \$15,000	113	4,450	11,183
\$15,000-\$24,999	147	3,460	9,642
\$25,000-\$34,999	299	3,902	9,668
\$35,000-\$49,999	442	4,887	12,239
\$50,000-\$74,999	440	6,037	13,928
\$75,000-\$99,999	314	3,345	7,348
\$100,000-\$149,999	94	1,857	6,186
\$150,000-\$199,999	6	355	1,627
> \$200,000	N/A	162	1,039

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,021	30,753	77,702
Occupied	1,918	28,535	71,981
Owner Occupied	1,429	16,392	37,805
Renter Occupied	489	12,143	34,176
Vacant	103	2,218	5,721

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