

2323

DAYTON STREET

AURORA, CO 80010

LEASE RATE

**\$15.00 SF/YR (NNN)**



**MARC S. LIPPITT**

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 **UNIQUE**  
PROPERTIES

TCN  
WILLIAMS

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2323 Dayton Street, Aurora, CO 80010

## Team Contacts

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## **Unique Properties, Inc**

400 South Broadway | Denver, CO 80209

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# PROPERTY HIGHLIGHTS

Available SF:	5,040 SF
Lease Rate:	\$15 PSF (NNN)
Est. NNN:	\$9 PSF
APN	0182334203020
Lot Size	0.93 Acres
Year Built	1968
Property Taxes	\$35,241.96 (2025)

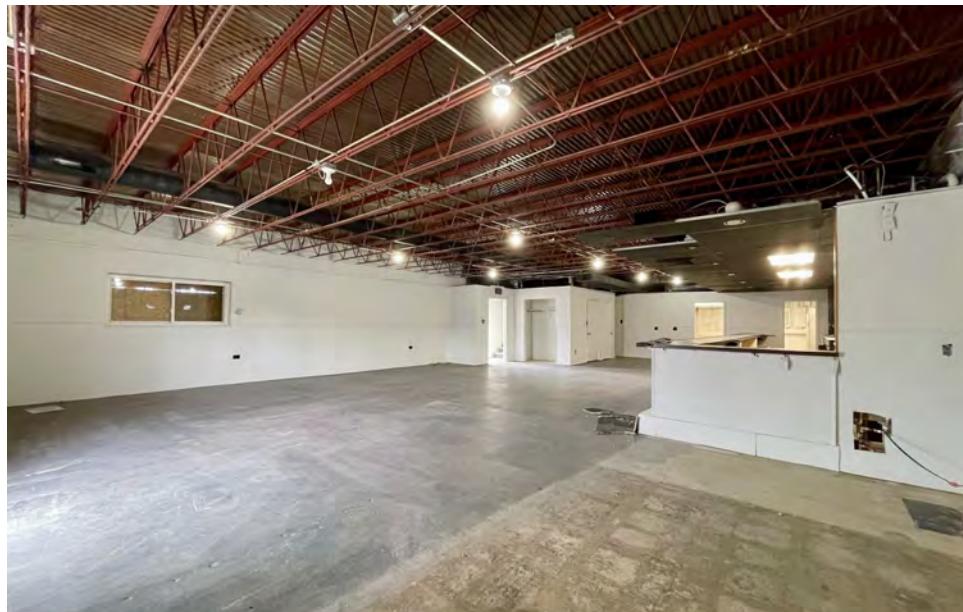
## PROPERTY DESCRIPTION

2323 Dayton Street, is a 5,040 square foot mixed use building located in Aurora, Colorado. It was most recently home to the American Legion. The property provides Tenants with the ultimate flexibility as it is situated on an oversized lot which could provide users with a variety of potential uses. There is almost an acre of land which could be used for outdoor activities or parking. The property is zoned MU-OA-G (Mixed Use-Original Aurora-General) which permits a wide variety of mixed use residential, retail, office and commercial uses.



- Possible Music Venue, Night Club, Restaurant / Bar
- Great location | Adjacent to Stanley Marketplace
- MU-OA-G Zoning | Multitude of Different Uses
- Property is situated on a large lot.
- 900 new apartment units on the doorstep of the Property.
- Just south of the Central Park neighborhood
- Great Demographics | \$113,872 AHII (1 Mile Radius)

## ADDITIONAL PHOTOS - 1ST FLOOR



## ADDITIONAL PHOTOS - KITCHEN



## ADDITIONAL PHOTOS - 2ND FLOOR



# AERIAL LOOKING NW



# AERIAL LOOKING SW



# AERIAL LOOKING EAST



# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
<b>Population:</b>											
2029 Projection											
25,409	80,174	153,261	256,58	<\$25,000	1,444	4,910	8,984				
2024 Estimate	24,933	78,553	150,517	\$25,000 - \$50,000	1,639	5,144	10,254				
2020 Census	25,691	77,532	148,497	\$50,000 - \$75,000	1,057	4,388	8,804				
Growth 2024-2029	1.91%	2.06%	1.82%	\$75,000 - \$100,000	706	3,163	6,281				
Growth 2020-2024	-2.95%	1.32%	1.36%	\$100,000 - \$125,000	747	2,547	5,124				
Median Age	35.20	35.00	35.70	\$125,000 - \$150,000	643	2,324	4,438				
Average Age	34.50	35.10	36.10	\$150,000 - \$200,000	860	2,289	4,423				
<b>2024 Population by Race:</b>											
White	11,694	34,481	68,297	\$200,000+	1,410	3,358	7,163				
Black	2,918	11,825	24,237	<b>2024 Population by Education:</b>							
Am. Indian & Alaskan	555	1,693	2,853	Some High School, No Diploma	2,946	8,935	15,568				
Asian	1,716	4,614	7,248	High School Grad (Incl Equivalency)	3,090	10,669	20,205				
Hawaiian & Pacific Island	8	75	324	Some College, No Degree	3,148	12,080	23,807				
Other	8,042	25,864	47,557	Associate Degree	1,253	4,553	8,123				
Hispanic Origin	8,737	28,153	51,142	Bachelor Degree	3,256	10,584	21,956				
	<b>21</b>	<b>72</b>	<b>177</b>	Advanced Degree	3,506	9,323	19,162				
<b>U.S. Armed Forces:</b>											
<b>Households:</b>											
2029 Projection	8,661	28,681	56,458	Real Estate & Finance	967	2,542	5,010				
2024 Estimate	8,507	28,124	55,472	Professional & Management	7,821	23,254	47,198				
2020 Census	8,832	27,899	54,858	Public Administration	332	1,099	2,505				
Growth 2024-2029	1.81%	1.98%	1.78%	Education & Health	2,985	9,366	18,251				
Growth 2020-2024	-3.68%	0.81%	1.12%	Services	2,475	8,413	15,144				
Owner Occupied	4,408	13,131	27,194	Information	216	792	1,890				
Renter Occupied	4,099	14,993	28,278	Sales	2,025	7,350	14,371				
<b>2024 Avg Household Income</b>	<b>\$113,872</b>	<b>\$101,395</b>	<b>\$104,217</b>	Transportation	884	2,923	4,912				
<b>2024 Med Household Income</b>	<b>\$79,001</b>	<b>\$72,526</b>	<b>\$74,019</b>	Retail	1,011	3,639	7,287				
				Wholesale	331	1,342	2,368				
				Manufacturing	874	2,432	4,759				
				Production	1,685	5,027	9,148				
				Construction	1,254	4,098	7,781				
				Utilities	681	2,285	5,177				
				Agriculture & Mining	126	457	752				
				Farming, Fishing, Forestry	34	176	308				
				Other Services	603	1,706	3,420				



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