

# 2323

## DAYTON STREET

AURORA, CO 80010

LEASE RATE

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



**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

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 **UNIQUE**  
PROPERTIES

TCN  
REAL ESTATE SERVICES

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*2323 Dayton Street, Aurora, CO 80010*

## Team Contacts

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### Unique Properties, Inc

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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)

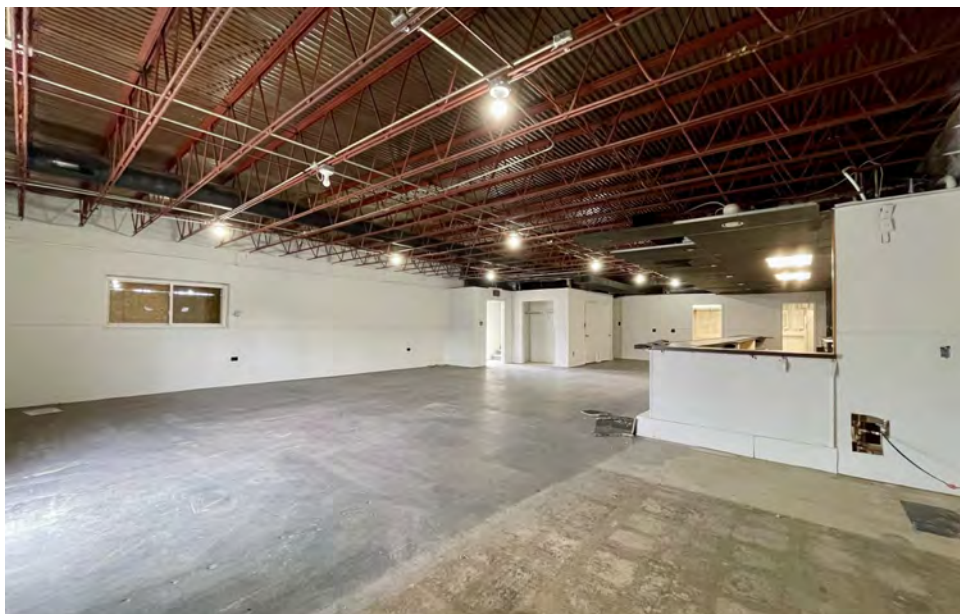
## PROPERTY DESCRIPTION

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 AHHI (1 Mile Radius)



## ADDITIONAL PHOTOS - 1ST FLOOR



## ADDITIONAL PHOTOS - KITCHEN



## ADDITIONAL PHOTOS - 2ND FLOOR



# AERIAL LOOKING NW



# AERIAL LOOKING SW



# AERIAL LOOKING EAST



University of Colorado  
Anschutz Medical Campus

**SITE**

**23RD AVENUE**

# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	25,409	80,174	153,261
2024 Estimate	24,933	78,553	150,517
2020 Census	25,691	77,532	148,497
Growth 2024-2029	1.91%	2.06%	1.82%
Growth 2020-2024	-2.95%	1.32%	1.36%
Median Age	35.20	35.00	35.70
Average Age	34.50	35.10	36.10
<b>2024 Population by Race:</b>			
White	11,694	34,481	68,297
Black	2,918	11,825	24,237
Am. Indian & Alaskan	555	1,693	2,853
Asian	1,716	4,614	7,248
Hawaiian & Pacific Island	8	75	324
Other	8,042	25,864	47,557
Hispanic Origin	8,737	28,153	51,142
<b>U.S. Armed Forces:</b>			
	<b>21</b>	<b>72</b>	<b>177</b>
<b>Households:</b>			
2029 Projection	8,661	28,681	56,458
2024 Estimate	8,507	28,124	55,472
2020 Census	8,832	27,899	54,858
Growth 2024-2029	1.81%	1.98%	1.78%
Growth 2020-2024	-3.68%	0.81%	1.12%
Owner Occupied	4,408	13,131	27,194
Renter Occupied	4,099	14,993	28,278
<b>2024 Avg Household Income</b>	<b>\$113,872</b>	<b>\$101,395</b>	<b>\$104,217</b>
<b>2024 Med Household Income</b>	<b>\$79,001</b>	<b>\$72,526</b>	<b>\$74,019</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	1,444	4,910	8,984
\$25,000 - \$50,000	1,639	5,144	10,254
\$50,000 - \$75,000	1,057	4,388	8,804
\$75,000 - \$100,000	706	3,163	6,281
\$100,000 - \$125,000	747	2,547	5,124
\$125,000 - \$150,000	643	2,324	4,438
\$150,000 - \$200,000	860	2,289	4,423
\$200,000+	1,410	3,358	7,163
<b>2024 Population by Education:</b>			
Some High School, No Diploma	2,946	8,935	15,568
High School Grad (Incl Equivalency)	3,090	10,669	20,205
Some College, No Degree	3,148	12,080	23,807
Associate Degree	1,253	4,553	8,123
Bachelor Degree	3,256	10,584	21,956
Advanced Degree	3,506	9,323	19,162
<b>2024 Population by Occupation</b>			
Real Estate & Finance	967	2,542	5,010
Professional & Management	7,821	23,254	47,198
Public Administration	332	1,099	2,505
Education & Health	2,985	9,366	18,251
Services	2,475	8,413	15,144
Information	216	792	1,890
Sales	2,025	7,350	14,371
Transportation	884	2,923	4,912
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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