

NEC COLFAX AND TOWER LAND

18501 E. COLFAX AVENUE, AURORA, CO 80011

1.08 ACRES OF ARTERIAL LAND FOR SALE



FOR SALE

EAST COLFAX AVENUE

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com

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PROPERTY SUMMARY

LAND AREA

1.08 AC (47,045 SF)

PRICING

\$1,069,000

ZONING

MU-C zoning allows numerous commercial opportunities.

[See full zoning code here](#)

PROPERTY HIGHLIGHTS

- Signalized hard-corner site with exceptional visibility and frontage along East Colfax Avenue and Tower Road
- Very dense trade area across from the 200+ Acre Aurora Sports Park and just north of Buckley Space Force Base (12,000 personnel)
- Rare high-visibility development opportunity along the East Colfax growth corridor
- Ideal for a multitude of different users (retail, office, light-industrial)
- Two new I-70 interchanges delivering in 2026 on Picadilly and Aerotropolis further connecting the commercial and residential corridors



TRAFFIC COUNTS

INTERSECTION	VEHICLES PER DAY
E. Colfax Avenue & Tower Road	19,334 VPD
Tower Road & E. 16th Avenue	13,368 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,888	68,417	274,068
Avg. Household Income	\$87,254	\$88,262	\$101,172

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LOCATION MAP



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TRADE AREA MAP



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.