

# 14041 E Iliff Ave

PRIME 1.05-ACRE COMMERCIAL PARCEL IN AURORA, CO – B-3 ZONING



**INNOVATE**  
Commercial Real Estate



**EAGLE**  
REAL ESTATE &  
BUSINESS BROKERS



# THE OFFERING

<b>LAND AREA</b>	1.05 AC (45,869 SF)
<b>ZONING</b>	B3
<b>PARCEL</b>	1975-30-2-43-001
<b>FRONTAGE</b>	286' on S Blackhawk Street (with 2 curb cuts)
<b>PROPOSED USES</b>	<p>Retail &amp; Service Businesses: Restaurants, shops, and service providers catering to both local and highway traffic.</p> <p>Office Uses: Professional, medical, and administrative office spaces.</p> <p>Automotive Services: Including vehicle sales, rentals, repair facilities, and gas stations.</p> <p>Adult Day Care Centers: Fully permitted within the zoning framework.</p> <p>Ambulance/Emergency Services: Permitted as a conditional use.</p>





# Vicinity Map





# Prime Commercial Opportunity

Located at 14041 E Iliff Ave in the heart of Aurora, Colorado, this 1.05-acre parcel offers a prime opportunity for commercial development. Strategically positioned directly across from the Iliff Station light rail stop, the site provides excellent visibility and accessibility in a high-density corridor surrounded by residential neighborhoods, hotels, retail centers, and office buildings.



## THE OPPORTUNITY

**Outstanding Location:** Adjacent to a 424-unit apartment complex and a senior living community with over 4,000 residents.



## ZONING

**Flexible B-3 Zoning:** Ideal for a variety of commercial uses including medical clinics, professional offices, adult day care centers, and retail businesses.



## HIGH TRAFFIC

**High Traffic & Connectivity:** Situated near major transportation routes and transit hubs, offering constant exposure to both local and commuter traffic.



## DEVELOPMENT

**Strong Development Potential:** Located in a rapidly growing area with demand for services and amenities, making it a compelling site for new development.

# Permitted Uses

## UNDER B-3 ZONING IN AURORA

- ❖ This zoning designation supports a wide range of commercial and highway-oriented services, including:
- ❖ Retail & Service Businesses: Restaurants, shops, and service providers catering to both local and highway traffic.
- ❖ Office Uses: Professional, medical, and administrative office spaces.
- ❖ Automotive Services: Including vehicle sales, rentals, repair facilities, and gas stations.
- ❖ Adult Day Care Centers: Fully permitted within the zoning framework.
- ❖ Ambulance/Emergency Services: Permitted as a conditional use.
- ❖ The B-3 zoning is tailored to support businesses that thrive on high visibility and ease of access, making this parcel an exceptional investment for future development or immediate commercial use.



# Parcel Map





# AURORA, CO

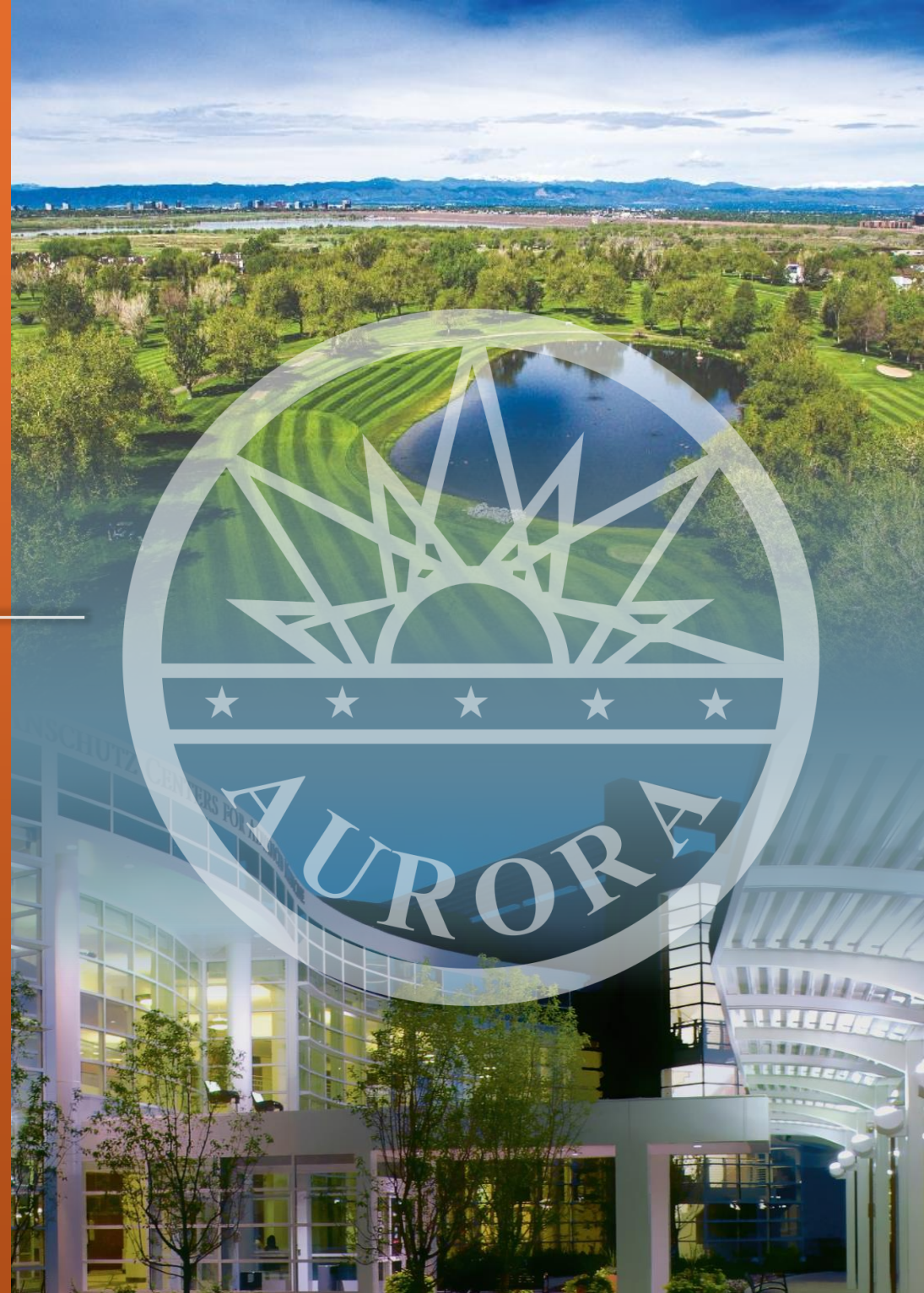
## A BOOMING COMMUNITY

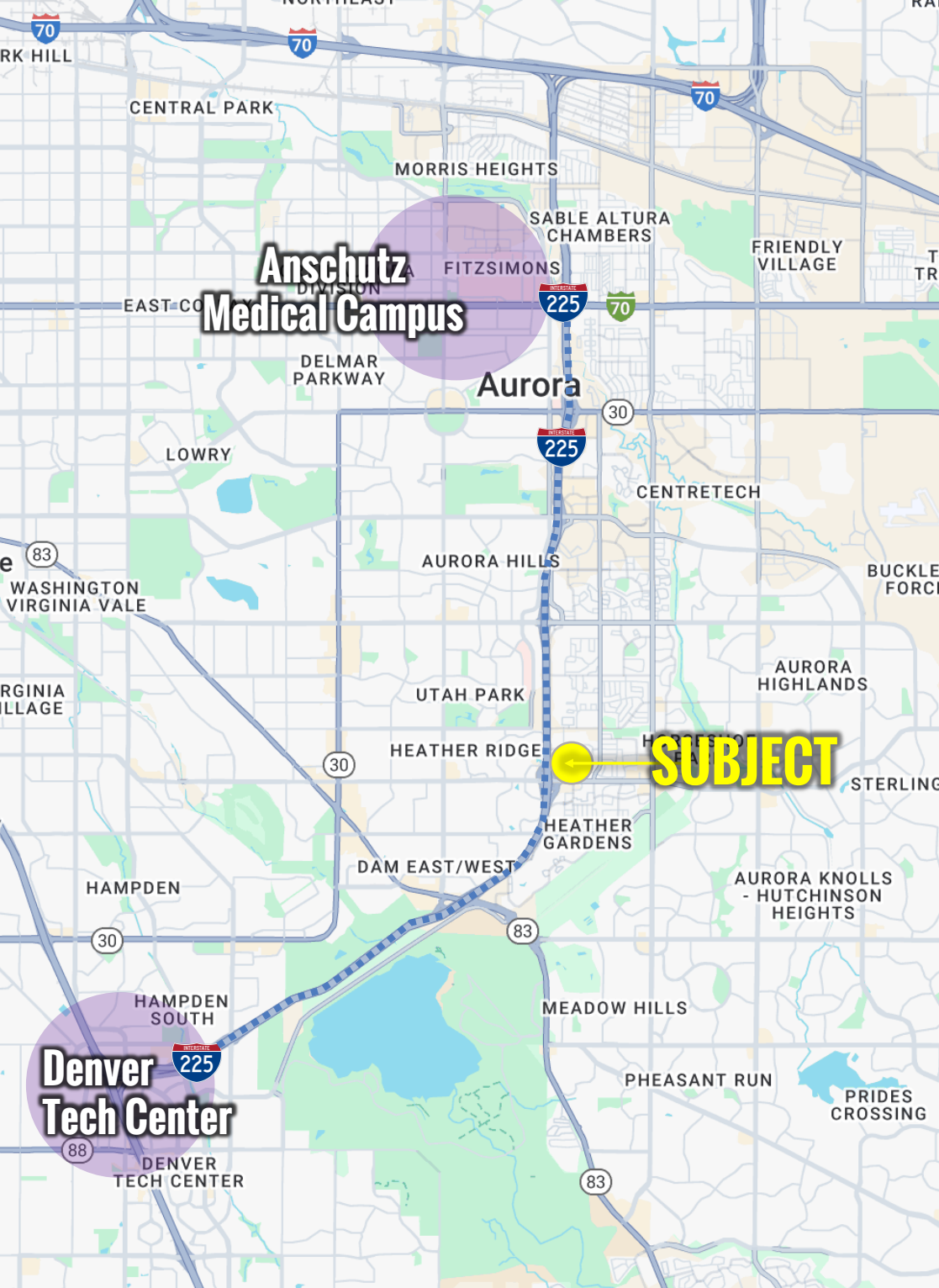
With targeted industries in aerospace and defense, bioscience, renewable energy, transportation and logistics, Aurora has the whole package when it comes to doing business locally, nationally and internationally. Businesses can feel comfortable knowing they have the support and infrastructure of a full-service city.

### SNAPSHOT

POPULATION	LAND AREA	ELEVATION
398,018	163.19	5,435

The city's business-friendly environment, ample room to grow, affordable lease rates and global connectivity are fueling a robust economy and attracting new businesses and new workers every day. Boasting an excellent track record for competitive rates of return, Aurora's pro-business stance makes development an attractive proposition. Combined with Colorado's high-quality, innovative workforce, low cost of doing business and high quality of life, it's an exciting time to be part of Aurora's future.





# MARKET DRIVERS

## THE I-225 CORRIDOR

The I-225 Corridor, also known as a Transit-Oriented Development area, runs through the heart of Aurora's major employment hubs and significant landmarks.

## STRONG CONNECTIVITY

Denver Tech Center to the south and I-70 to the north. Major employment centers are found within the corridor, including the Anschutz Medical Campus, Aurora City Center, Aurora Medical Center, and other industrial and office developments.

## ESTABLISHED COMMUNITIES

Many of Aurora's established neighborhoods are within close proximity to the corridor. I-25 sees over 150,000 vehicle trips per day.

## RTD LINE ACCESSIBILITY

The Aurora Line, RTD's R Line, opened service in early 2017, connecting ten stations from Dayton Station in the southwest to Peoria Station in the northwest. Two stations on the A Line are located in Aurora, connecting to Downtown Denver and Denver International Airport.



# DEMOGRAPHICS

CATEGORY	1 MILE	3 MILES	5 MILES
POPULATION	20,039	180,601	380,942
HOUSEHOLDS	7,512	69,724	146,455
2023 AVG INCOME	\$94K	\$96.6K	\$162.6K
ASSOCIATE'S DEGREE	1619	12680	24006
BACHELOR'S DEGREE	2653	26915	63983
GRADUATE DEGREE	1054	9981	25706
AVG HOME VALUE	\$449.5K	\$477.1K	\$532.9K

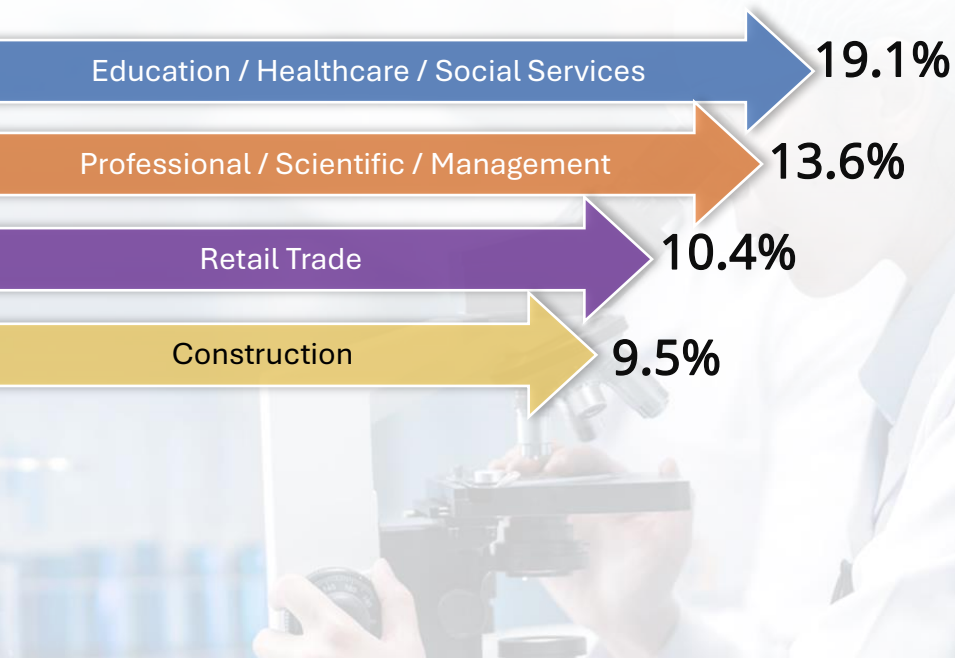




# TOP INDUSTRIES

When Fitzsimons Army Medical Center closed in 1999, Aurora made the most of the opportunity. What was once one of the military's premier medical training facilities has transformed into one of the world's premier medical campuses.

The Anschutz Medical Campus and Fitzsimons Innovation Community redevelopment in the heart of Aurora is now home to more than 28,000 workers, a nationally ranked medical school, medical research facilities and bioscience firms. But that's just the beginning. The campus is expected to employ over 40,000 people when fully built.



# Innovation Hub

Between the Anschutz Medical Campus – home to the University of Colorado Hospital, Children's Hospital Colorado and the new Rocky Mountain Regional Veterans Affairs Medical Center - and The Medical Center of Aurora, the city has over 1,700 hospital beds and is a hub for clinical care and medical entrepreneurship for the Rocky Mountain region.

## #2

- Colorado's rank for most educated population - U.S. News & World Report

## #1

- Aurora's ranking among best large U.S. cities to start a business - WalletHub, 2022

## 1<sup>st</sup>

- # of employees at Buckley Air Force Base, the largest employer in Aurora

## #1

- University of Colorado Hospital's ranking among Colorado hospitals - U.S. News & World Report



# AURORA LIVABILITY

IT'S EASY TO SEE THE ATTRACTION TO AURORA AND WHAT BRINGS THE COMMUNITY TOGETHER.

This is where residents can embrace the Colorado lifestyle with plenty of parks, recreation and open space. It's easy to incorporate exercise into a daily routine in Aurora, with 103 miles of trails, five award-winning golf courses and two reservoirs.

This is where families can access great education with four school districts and more than 10 colleges and universities, specializing in emerging fields like bioscience.



Most Livable Towns  
and Cities in America



Best Neighborhood  
Retail District—Stanley  
Marketplace



Parks across Aurora





# 14041 E Iliff Ave

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