



FOR SALE

Citadel on Colfax

3.67 AC Bulk Commercial Land
with Metro District

E Colfax Avenue | Aurora, CO

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Lot Breakdown

E Colfax Avenue | Aurora, Colorado



Pricing

\$1,300,000

Total Acreage

3.67 AC

Proposed Lots

Lot 1
Block 2 0.79 AC

Lot 1
Block 7 0.99 AC

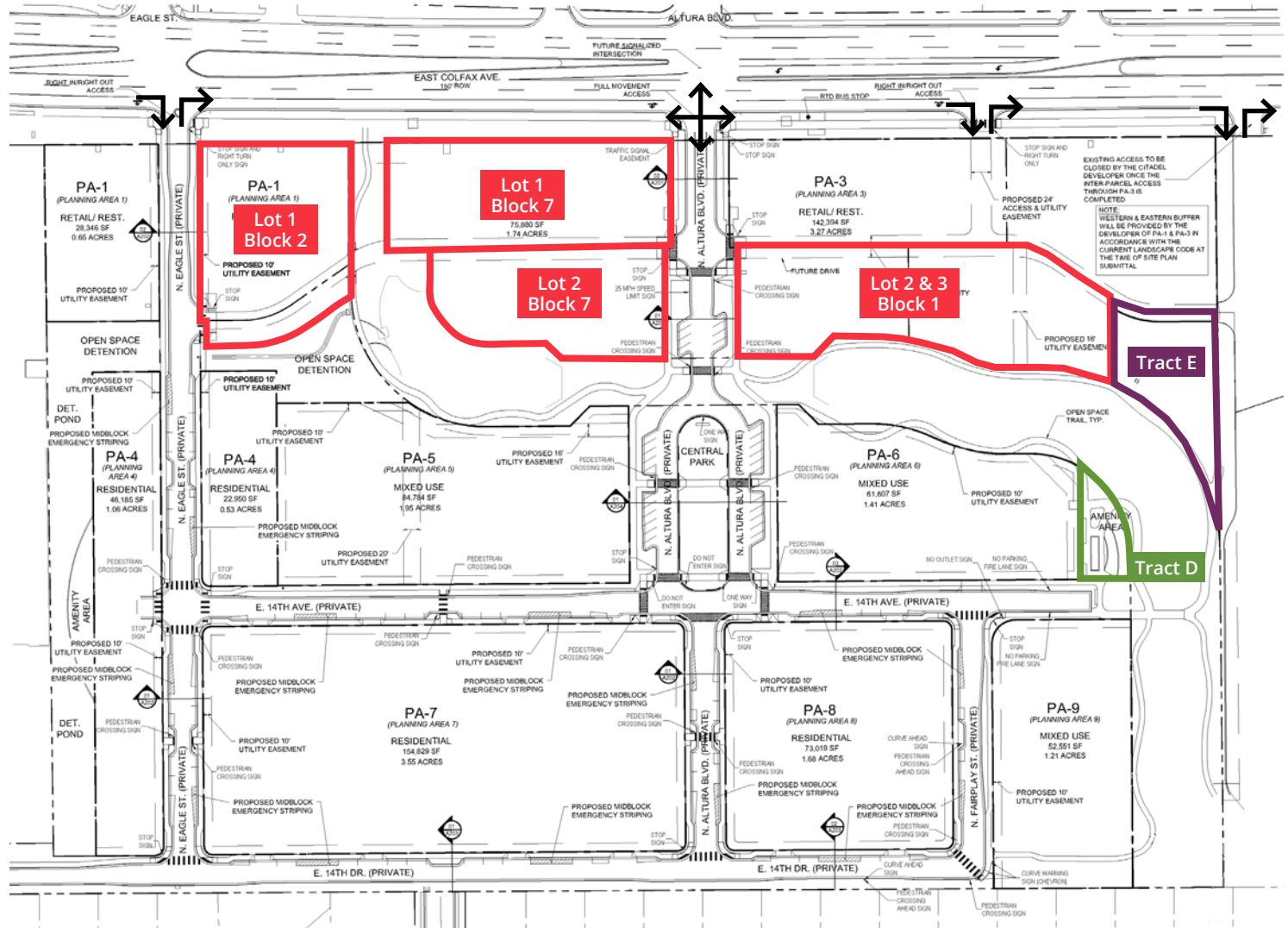
Lot 2
Block 7 0.75 AC

Lot 2 & 3
Block 1 1.14 AC

Zoning

PUD

(Generally Retail/Restaurant/
Mixed-Use)



Available Land

Business Improvement District Tract
Not Developable

Metro District Tract
Not Developable

ABOUT THE PROPERTY

The Citadel on Colfax presents an opportunity to purchase a development site in bulk and sell off individual lots to future owner-users. The project is being sold with limited development obligations remaining, of which those have been priced to allow for a future investor to quickly execute on the sale of individual lots.

- The property sale includes the Business Improvement & Metro District parcels, ensuring the new ownership will have the ability to sit on the district.
- The City of Aurora is invested in seeing the project forward and city planners have expressed a willingness to consider a variety of uses for the different parcels.
- The proximity to I-225, the 30,000 VPD on Colfax, and the less than a half mile distance to the Anschutz Campus provides for strong retail dynamics for the remaining two frontage parcels.
- The interior parcels are well-suited for either secondary retail uses or additional townhome product.
- The project has demonstrated viability through the sale of land to Dutch Bro's Coffee, Murphy USA, Popeye's, Main Stay Suites, and a 148 townhome development.

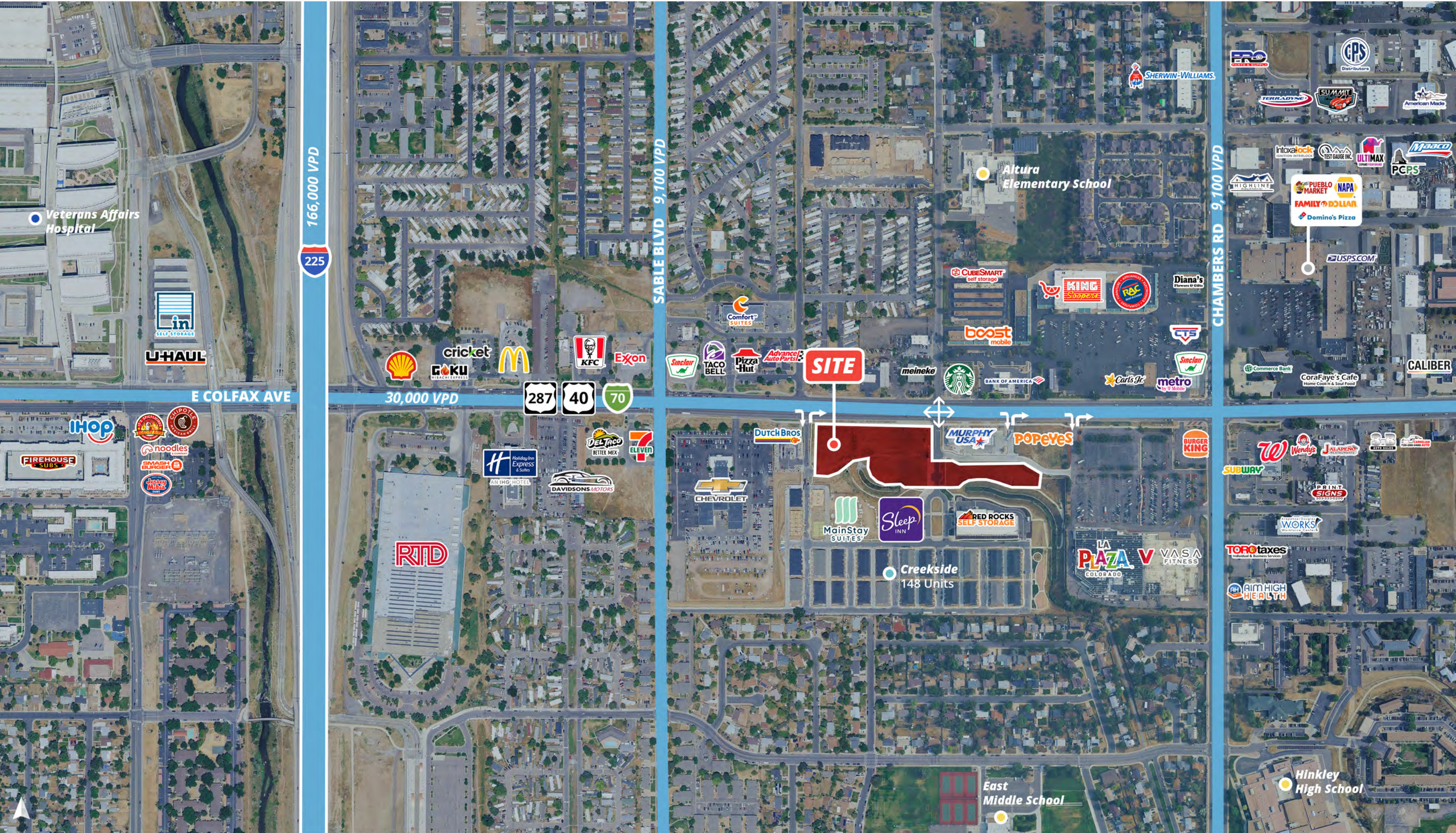
TRAFFIC COUNTS

E Colfax Avenue	30,000 VPD
N Chambers Road	24,878 VPD
Sable Boulevard	9,100 VPD
Year: 2025 Source: Esri	

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	19,338	128,896	367,825
Daytime Population	17,172	131,592	334,311
Avg. Household Income	\$71,582	\$91,041	\$106,139
Estimated Households	6,722	45,028	132,431
Year: 2025 Source: Esri			







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