

PARCEL 1
3.91 ACRES (170,064 SF)

PARCEL 2
0.99 ACRES (4,305 SF)

Confidential Offering Memorandum

4.9 ACRES - ZONED I-1

E 38th Avenue & Helena Street, Aurora, CO 80011



Mike O'Neil Associate Advisor

One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.pinnaclearea.com



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Aurora, CO. This property, strategically located at E 38th Avenue & Helena Street, boasts prime visibility from I-70 and is conveniently situated within the industrial and business park development between DIA and Denver. With its recent rezoning to I-1 in the City of Aurora from R-R (Rural Residential), this spacious lot offers immense potential for a wide range of industrial uses. Easy access to I-70 via Chambers Road further enhances the property's appeal, making it an ideal choice for forward-thinking land and industrial investors. This is a rare chance to secure a valuable asset in a sought-after location.

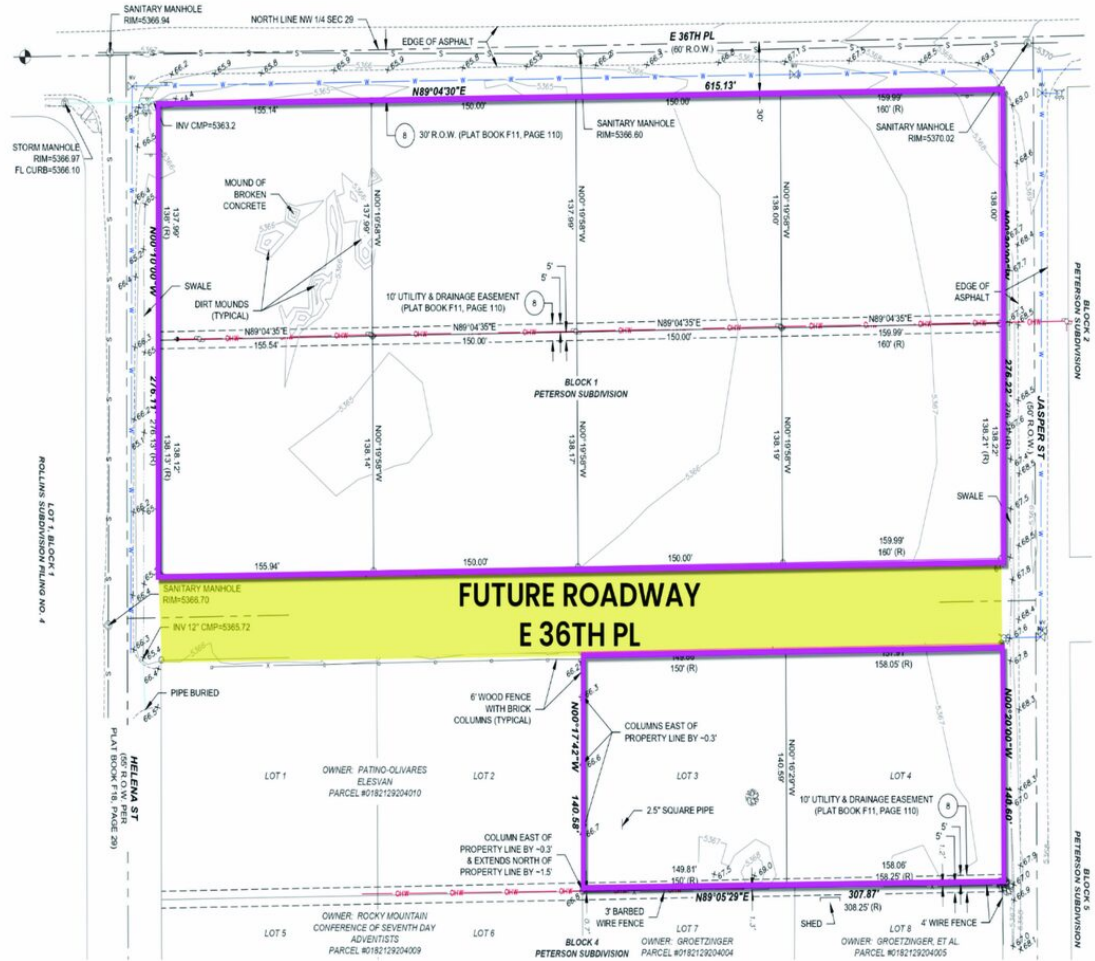
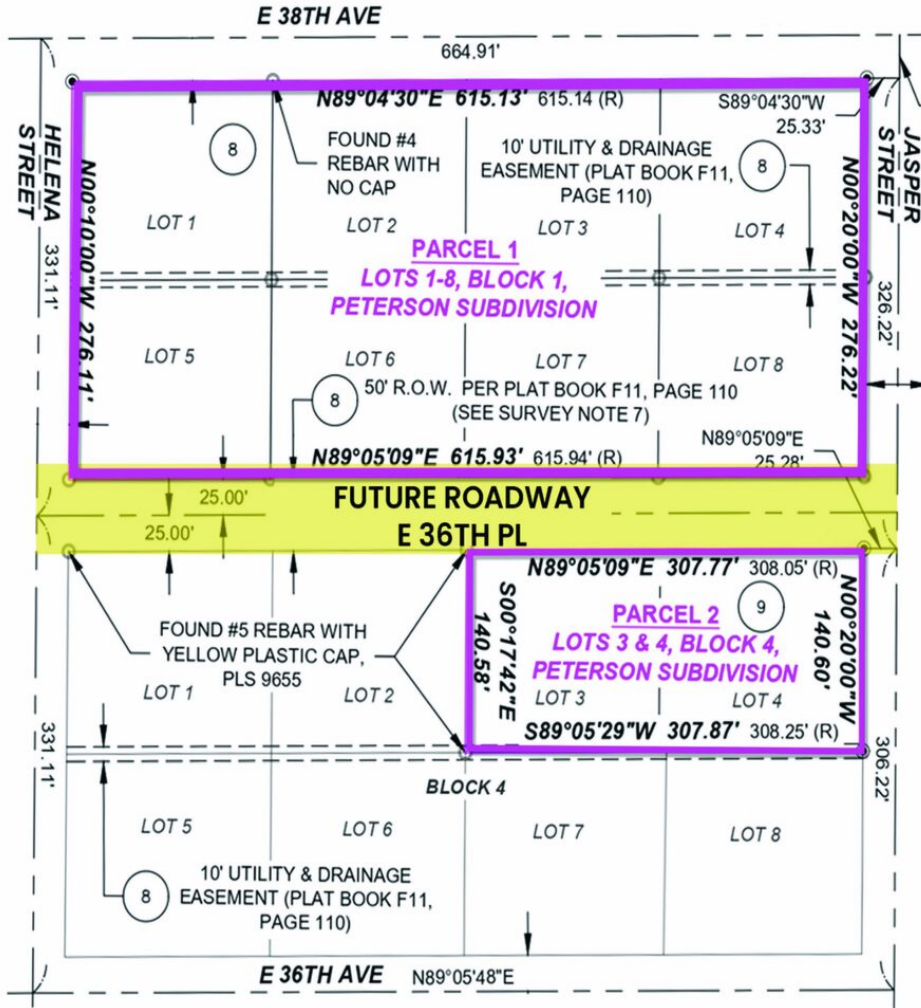
SALE PRICE: \$3,200,000

\$653,061.24/ACRE

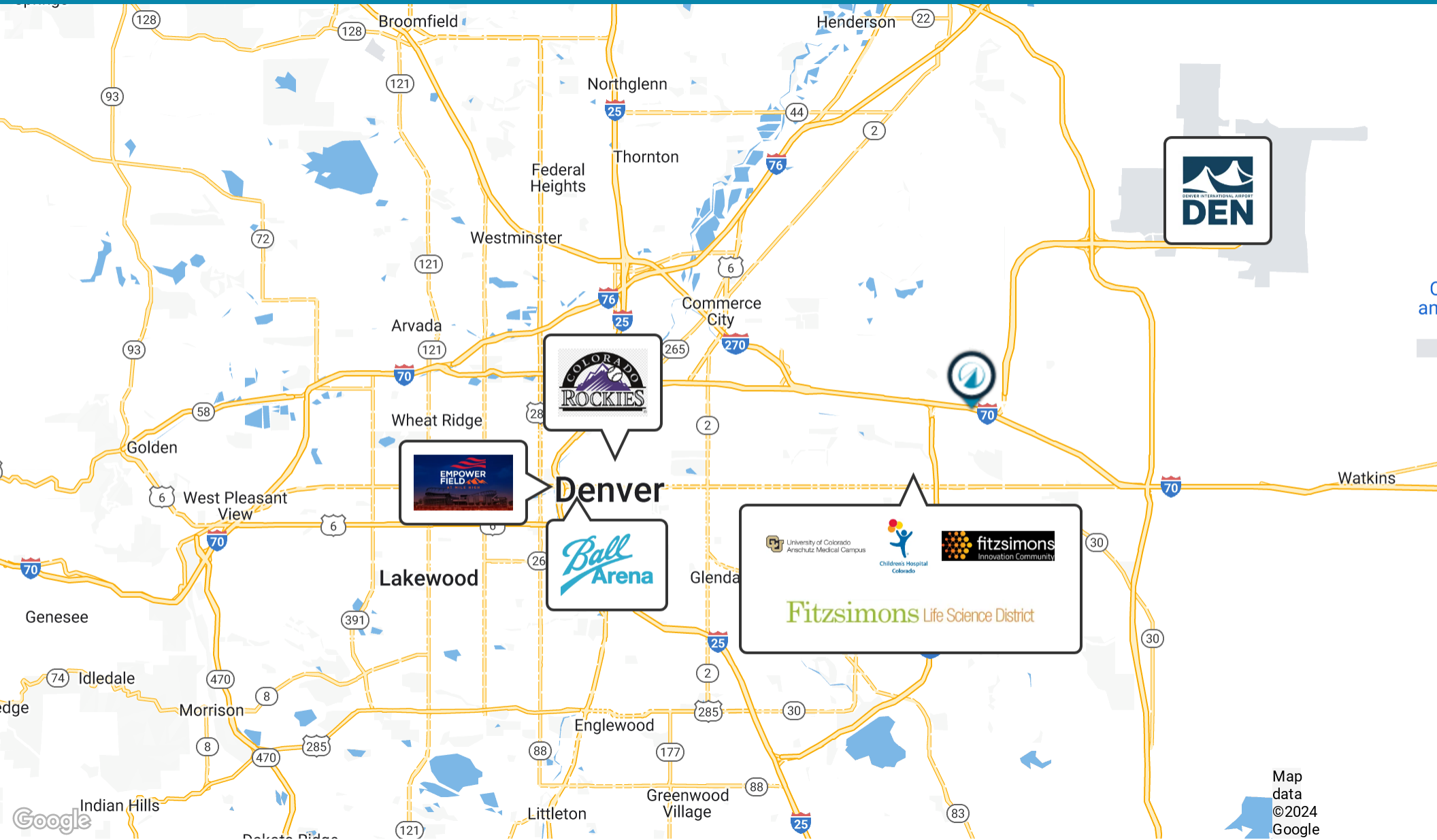
Parcel 1:	170,064 SF (3.91 Acres)
Parcel 2:	43,305 SF (0.99 Acres)
Total Land Area	213,440 SF (4.9 Acres)
Zoning:	I-1 Business/Tech District

PROPERTY HIGHLIGHTS

- Exceptional visibility from I70
- Centrally located in the industrial and business park development between DIA and Denver
- Ease of access to I70 via Chambers Road
- Recently rezoned to I-1 in the City of Aurora from R-R (Rural Residential)

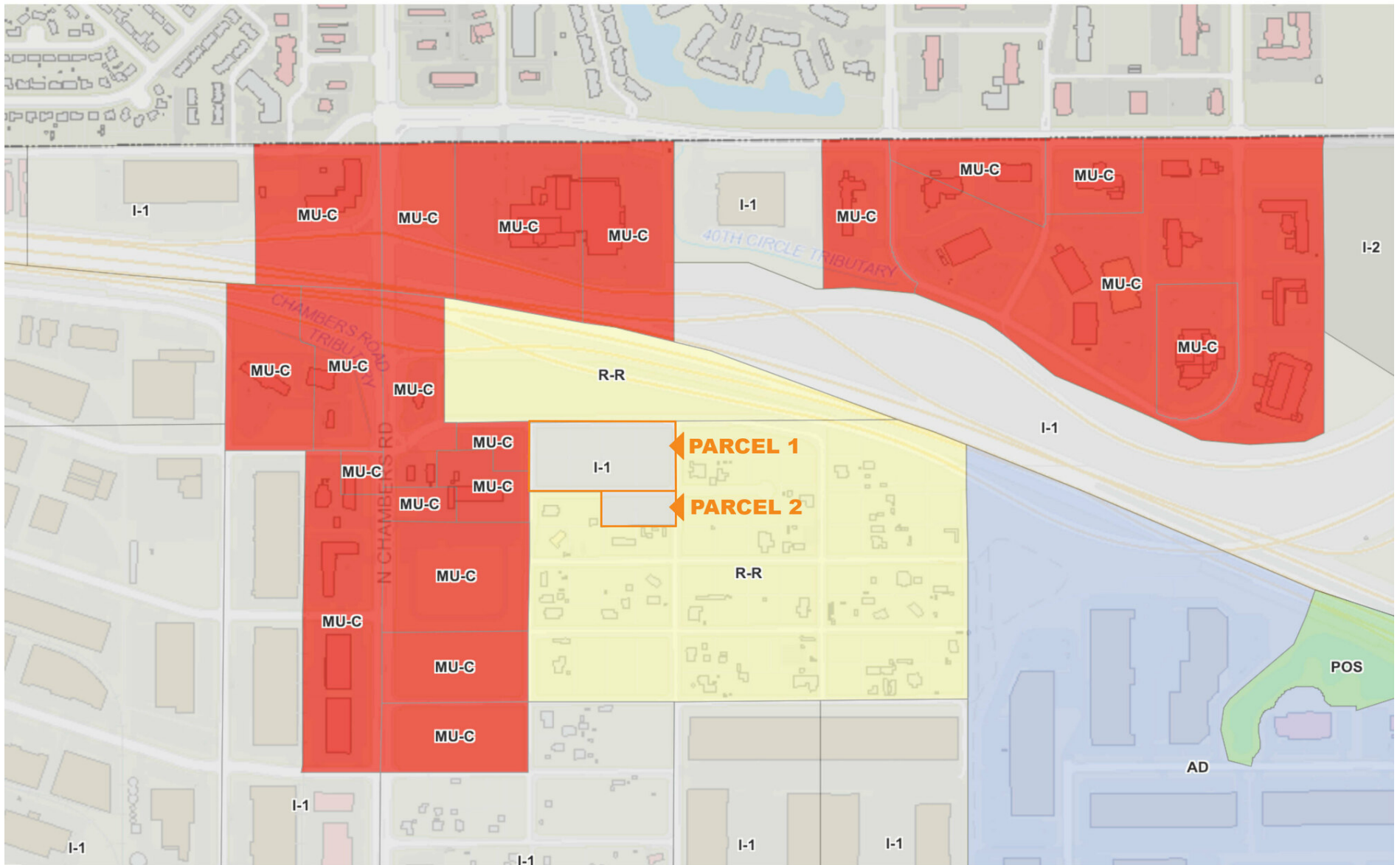


REGIONAL MAP

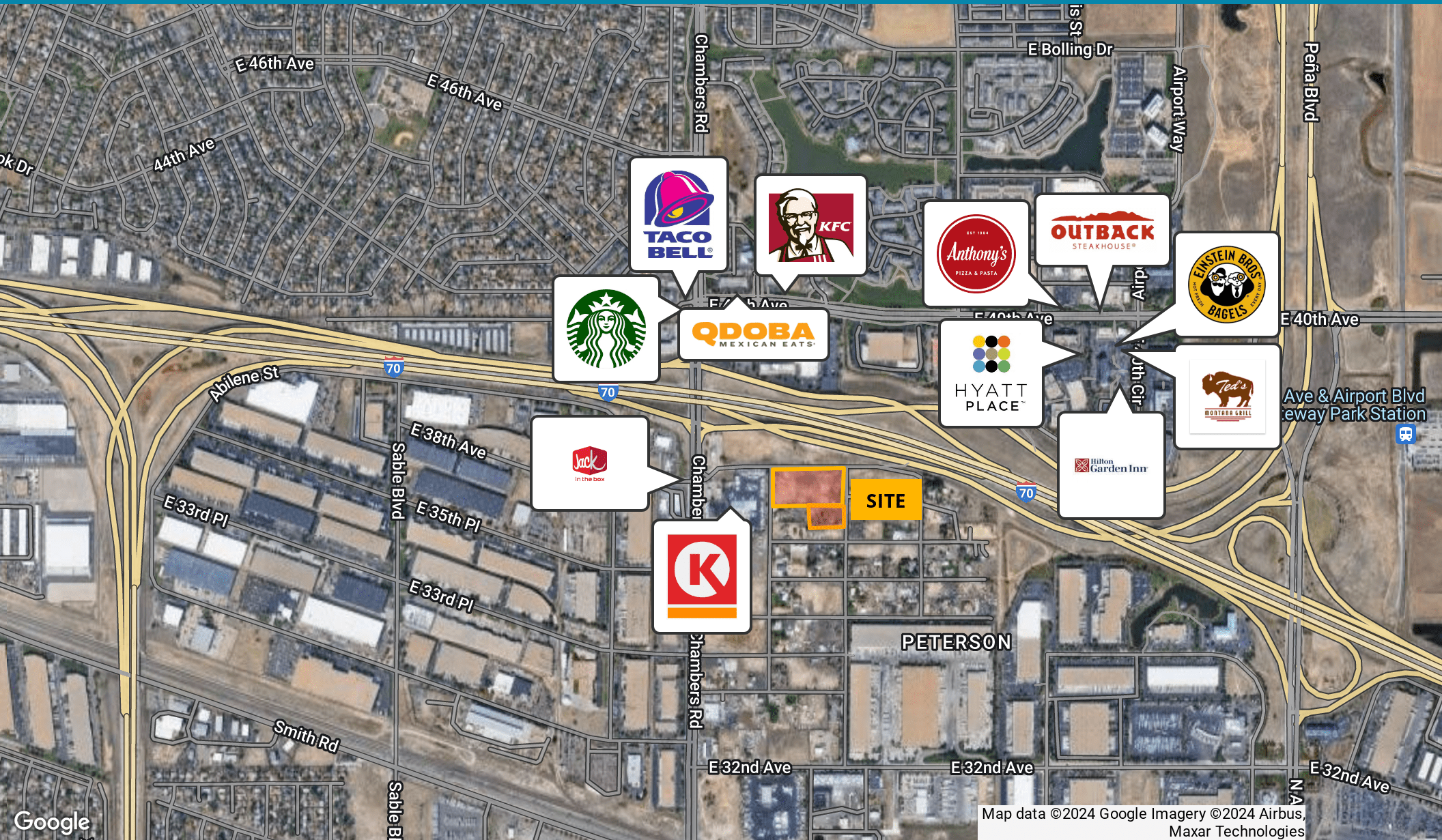


Map data
©2024
Google

ZONING MAP



LOCATION OVERVIEW



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

AURORA, CO

ABOUT

Aurora, CO has a population of approximately 379k people with a median age of 34.3 and a median household income of \$69,235. In recent years, the population of Aurora, CO grew from 373,487 to 379,312, a 1.56% increase and its median household income grew from \$63,128 to \$69,235, a 9.67% increase.

ECONOMY

The economy of Aurora, CO employs 202k people. The largest industries in Aurora, CO are Health Care & Social Assistance (25,827 people), Retail Trade (21,129 people), and Accommodation & Food Services (19,167 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$87,378), Agriculture, Forestry, Fishing & Hunting, & Mining (\$80,393), and Information (\$65,780).

POPULATION

379,312

1.56% 1-YEAR GROWTH

MEDIAN AGE

34.3

MEDIAN HH INCOME

\$69,235

9.67% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

202,068

0.0114% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$343,000

5.05% 1-YEAR GROWTH

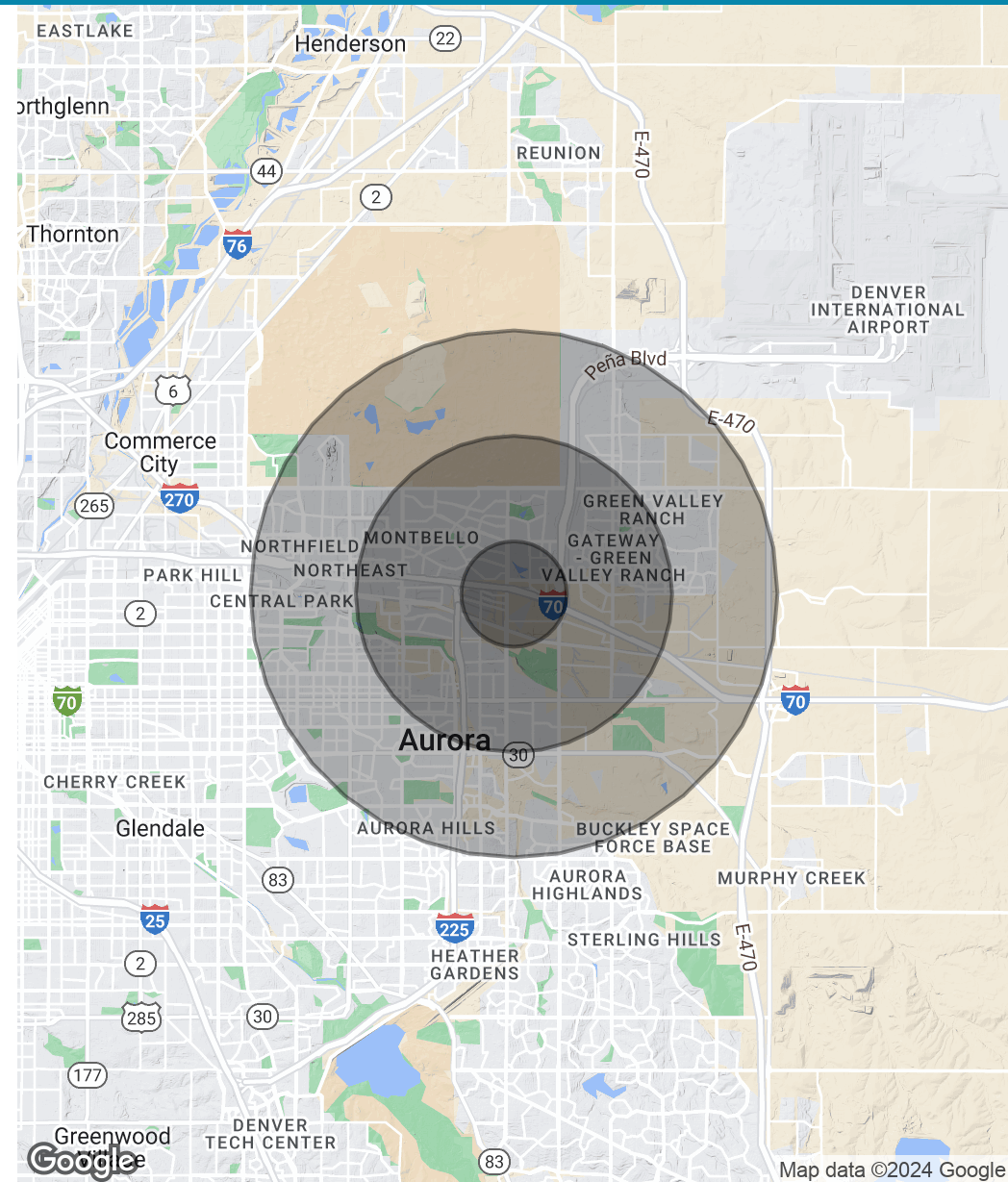
Source: <https://www.datausa.io/>

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,165	113,433	259,644
Average Age	33	34	35
Average Age (Male)	33	33	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,492	34,367	85,138
# of Persons per HH	2.9	3.3	3
Average HH Income	\$102,752	\$94,100	\$102,164
Average House Value	\$430,889	\$430,612	\$521,835

Demographics data derived from AlphaMap



DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as E 38th Avenue & Helena Street located in Aurora, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

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