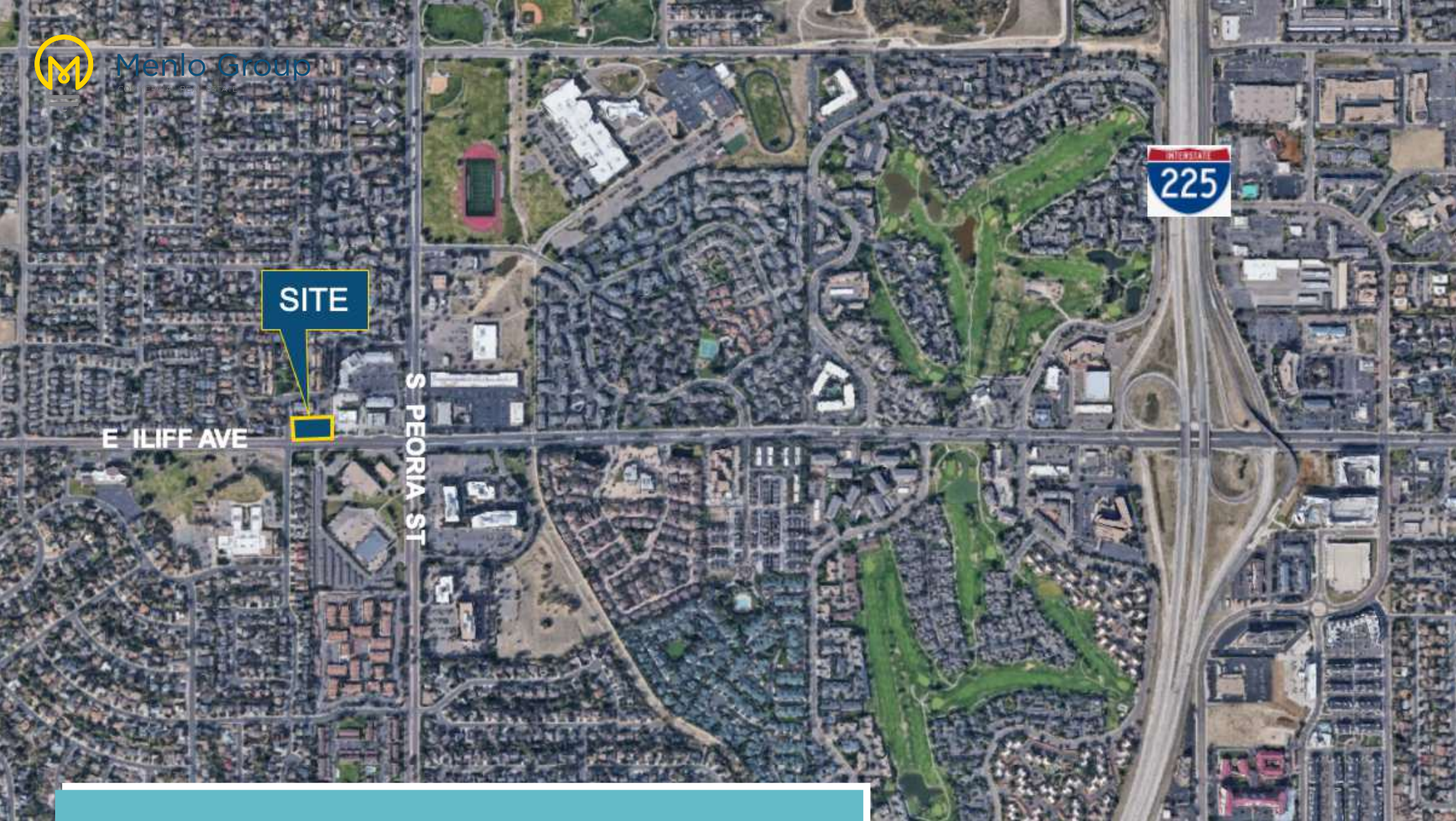




Menlo Group

COMMERCIAL REAL ESTATE



.85 ACRE OF COMMERCIAL LAND AVAILABLE | AURORA, CO
11900 East Iliff Avenue Aurora, CO 80014

Vacant Commercial Land Available for
Purchase

Exclusively listed by:

Steve Berghoff, SIOR, CCIM
steve@menlocre.com
480.659.1777



ILIFF AVE

SITE

PROPERTY SUMMARY

TOTAL PRICE \$740,520.00

PRICE PSF \$20.00 PSF

PROPERTY TYPE Land

APN 1973-26-1-46-001

LOT SIZE 0.85 Acres

PROPERTY HIGHLIGHTS

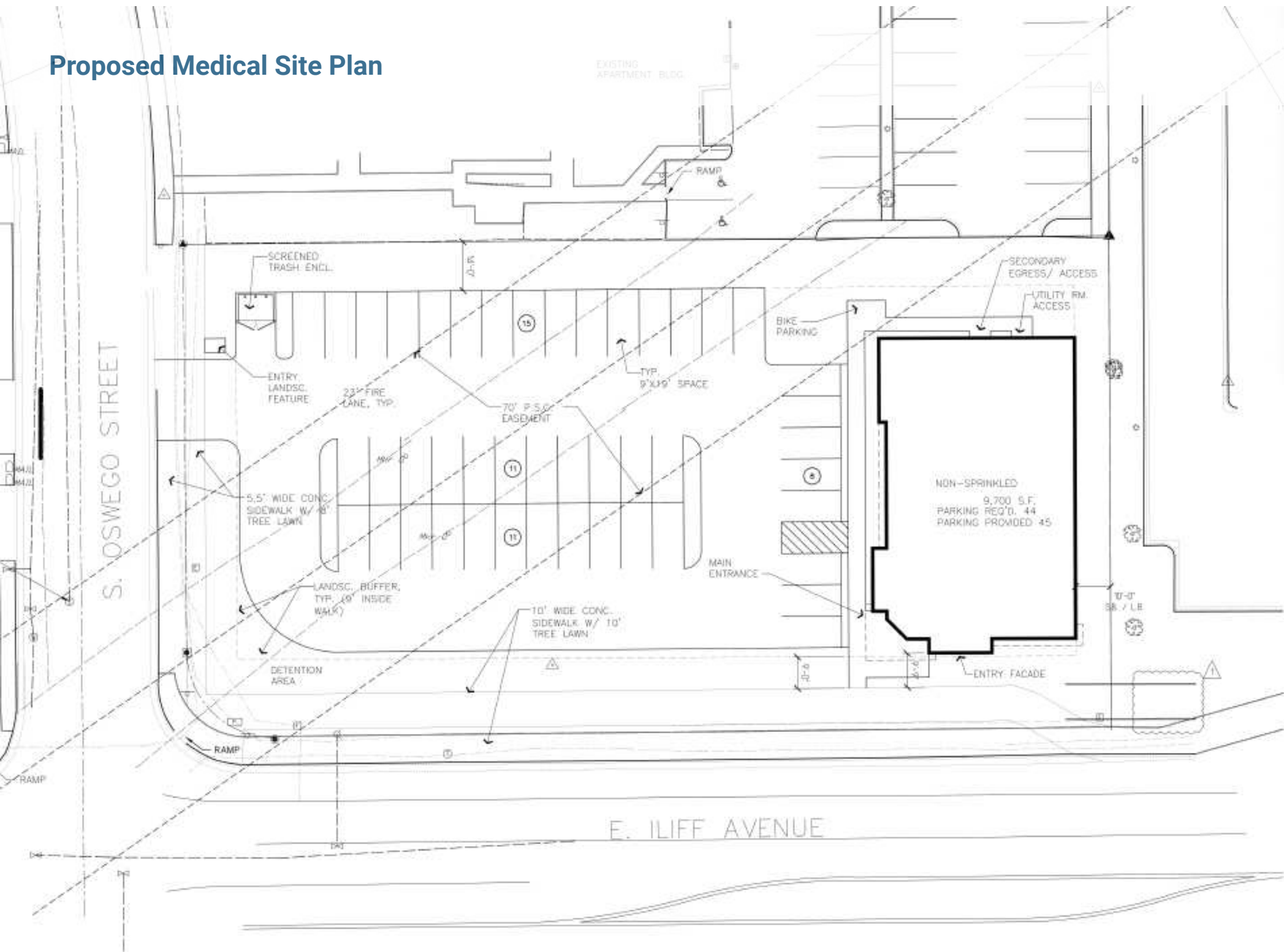
- Commercial Land Available for Purchase
- +/- .85 Acre (+/- 37,026 SF)
- Available for Purchase: \$740,520.00 (\$20.00 PSF)
- Zoned MU-C (Mixed Use Zoning)
- Site Plan for +/- 9,700 SF Medical/Dental Building has been prepared
- Frontage along Iliff Ave with upwards of 20,000 VPD Traffic Count
- Just over a mile away from direct 225 access
- Close proximity to Business and Retail Amenities
- 25 minute Drive from site to Downtown Denver

Proposed Medical Rendering

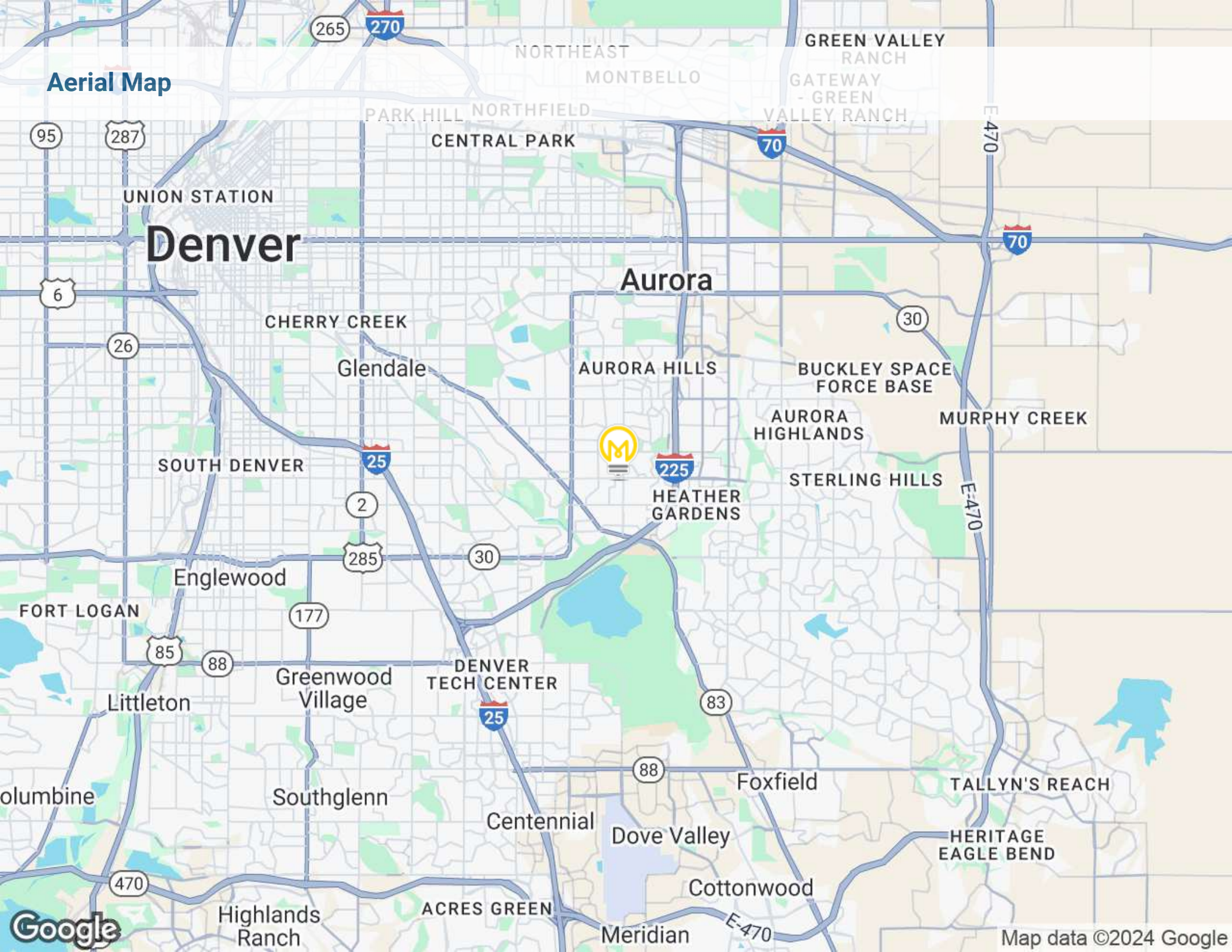


Medical Office Bulding Concept

Proposed Medical Site Plan



Aerial Map



Denver

Aurora

NORTHEAST MONTBELLO
GREEN VALLEY RANCH
GATEWAY - GREEN VALLEY RANCH
PARK HILL NORTHFIELD
CENTRAL PARK
UNION STATION
CHERRY CREEK
Glendale
AURORA HILLS
BUCKLEY SPACE FORCE BASE
AURORA HIGHLANDS
STERLING HILLS
MURPHY CREEK
SOUTH DENVER
Heather Gardens
Englewood
FORT LOGAN
Littleton
Greenwood Village
DENVER TECH CENTER
Southglenn
Centennial
Dove Valley
Foxfield
TALLYN'S REACH
HERITAGE EAGLE BEND
Highlands Ranch
ACRES GREEN
Cottonwood
Meridian