HYATT house®

ANSCHUTZ MEDICAL CAMPUS

12230 E Colfax Avenue
Aurora, CO 80011

SUITE D
2,017 SF

CITYWIDE BANKS

carbon COFFEE

MODERN market EATERY
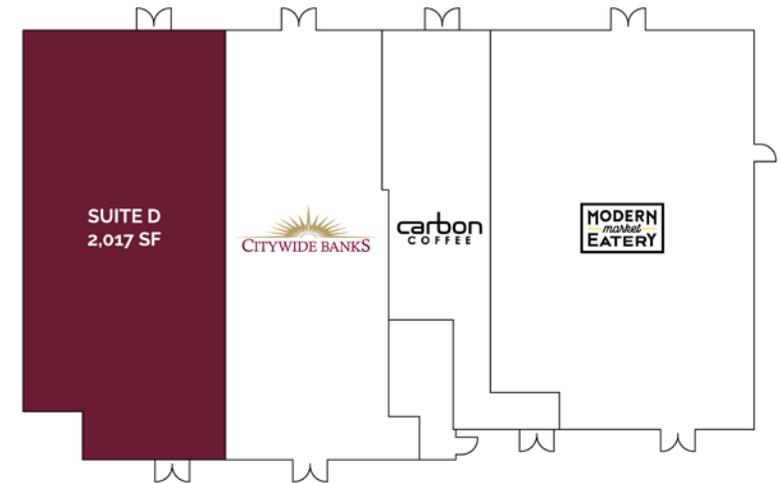
PROPERTY HIGHLIGHTS

- Ground floor retail of newly constructed 140-room hotel across from Anschutz Medical Campus

- 1,564 multifamily units under construction nearby, 866 of which are directly adjacent to the Property

- Prime location with excellent visibility and exposure

- Quick, easy access to I-225, I-70, and RTD Colfax Light Rail Station

SH SullivanHayes
BROKERAGE

5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com

RETAIL LEASING

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Aerial map with labeled locations:

- **MONTVIEW BLVD** — 15,000 ADT
- **1725 PEORIA ST** — 96 MF UNITS | 4,000 SF RETAIL
- **UNIVERSITY OF COLORADO ANSCHUTZ MEDICAL CAMPUS & UCHEALTH** — BEDS: 678 | EMPLOYEES: 19,000
- **CHILDREN'S HOSPITAL COLORADO ANSCHUTZ MEDICAL CAMPUS AURORA** — BEDS: 427 | EMPLOYEES: 8,000
- **ROCKY MOUNTAIN REGIONAL VA MEDICAL CENTER** — BEDS: 168 | EMPLOYEES: 3,458
- **SITE — HYATT house**
- 28,886 ADT
- **COLFAX AVENUE** — 38,000 ADT
- 157,788 ADT
- **FITZ GATEWAY** — 210 MF UNITS
- **FELLOW AT FITZ** — 431 MF UNITS | 12,000 SF RETAIL
- **LEGACY FITZSIMMONS** — 370 MF UNITS | 7,684 SF RETAIL
- **HYATT REGENCY**
- **FORUM AT FITZ** — 393 UNITS | 29,000 SF RATAIL
- **LEGACY FITZSIMMONS** — 394 MF UNITS
- PEORIA ST
- URSULA ST
- Panera, 1STBANK, SPRINGHILL SUITES BY MARRIOTT, zero, IHOP, SUSHI RAMA, CHIPOTLE MEXICAN GRILL, SmasHBURGER

ALL INFORMATION TO BE INDEPENDENTLY VERIFIED

DEMOGRAPHICS

CATEGORIES	1 MILE	3 MILE	5 MILES
Estimated Population	24,695	163,937	412,974
Average Household Income	$80,151	$103,108	$118,441
Daytime Population (Employees)	14,823	70,913	165,340
Number of Businesses	800	4,849	12,315

Source: Esri 2025

TRAFFIC COUNTS

LOCATION	CARS/DAY
Colfax Ave east of Peoria St	50,000[1]
Colfax Ave west of Peoria St	28,000[1]
Peoria St north of Colfax Ave	28,886
Peoria St south of Colfax Ave	25,553

Source: ESRI 2021, [1]2023

COLFAX AVE

HYATT house

AVAILABLE
Suite D: 2,017 SF

50,000 ADT

24,695 residents within 1 mile!

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