



Marcus & Millichap

±3.218 ACRES
COMMERCIAL LAND
IN DENVER MSA

TOWN CENTER OUTPARCEL
DEVELOPMENT OPPORTUNITY WITH
MULTIFAMILY CONCEPTUAL PLANS

E ALAMEDA AVE & S SABLE AVE
AURORA, CO 80012

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
OCTOBER 5-7, 2026

±3.218 ACRE
HIGH-VISIBILITY INFILL
DEVELOPMENT SITE
POSITIONED AS AN
OUTPARCEL TO MERSHOPS
TOWN CENTER AT AURORA
WITHIN THE DENVER
MSA; OFFERED BELOW
LAND VALUE

COMPELLING
VALUE-ADD
DEVELOPMENT
OPPORTUNITY WITH A
±150-UNIT CONCEPTUAL
DEVELOPMENT PLAN
AND MU-R ZONING, WITH
MULTIFAMILY
ENCOURAGED AS A
PRIMARY USE

STRATEGIC
LAND PLAY IN ONE
OF DENVER'S FASTEST-
GROWING SUBURBAN
MARKETS JUST ±25-MIN N OF
DOWNTOWN DENVER;
CONVENIENT ACCESS TO
I-225, I-70, AND THE
GREATER DENVER
METRO



E ALAMEDA AVE & S SABLE AVE, AURORA, COLORADO 80012

ONLINE AUCTION: OCTOBER 5-7, 2026 | ABSOLUTE \$1 AUCTION



PARCEL NUMBERS:
1975-18-2-15-010

LOT: ±3.218 AC

COUNTY: ARAPAHOE

ZONING: MU-R (MIXED-
USE REGIONAL)



PROPERTY TYPE: LAND

UTILITIES AND
DRAINAGE ON SITE

2025 TAXES: \$23,377.57

INFILL DEVELOPMENT
SITE WITH CONCEPTUAL
SITE PLANS



TOWN CENTER AT
AURORA OUTPARCEL

HARD CORNER
SIGNALIZED
INTERSECTION

OPPORTUNITY ZONE



DENVER MSA

±0.5-MI TO I-225

±4.5-MI TO I-70

±25-MIN FROM
DOWNTOWN DENVER

\$109k AVG HH INCOME (5-MI)

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire the fee simple interest in ±3.218 acres of development land located at E Alameda Avenue & S Sable Avenue (AIN 1975-18-2-15-010) in Aurora, Colorado 80012 (the "Property"). Offered at a substantial discount to land value, the Property presents a compelling opportunity for investors and developers to acquire a highly visible Town Center at Aurora outparcel with multifamily, mixed-use, and commercial redevelopment potential. **FIRST BID MEETS RESERVE!**

The Property is positioned within Aurora's MU-R (Mixed-Use Regional) zoning district, which accommodates multifamily residential as a primary use along with a range of commercial and mixed-use uses. The current owner previously advanced conceptual planning for a proposed two-phase mixed-use development totaling ±150 residential units with ground-floor commercial and amenity space. A formal City of Aurora pre-application review was conducted in January 2026, providing preliminary municipal guidance regarding site design, access, parking, utilities, drainage, landscaping, and required public improvements. The concept was not formally approved or recorded and is presented for informational purposes only.

The Property is fully paved and benefits from existing access points, supporting future redevelopment potential subject to applicable approvals. With frontage and visibility along highly trafficked S Sable Boulevard (±19,133 vehicles per day (VPD)) and positioned just off E Alameda Avenue (±40,309 VPD), the Property offers excellent exposure and accessibility for future users. The Site is located within one of Aurora's primary retail concentrations with CoStar Est. Rent \$20 - 25/NNN (Retail) and is surrounded by national retailers, restaurants, services, and established single-family and multifamily residential communities. This combination of visibility, access, surrounding retail density, and built-in consumer demand positions the Property for a variety of potential commercial uses. The Property is located in Aurora, Colorado, within the Denver MSA and a designated federal Opportunity Zone. The Site is just ±0.5-mi from I-225 (±168,394 VPD) and ±4.5-mi from I-70, providing excellent regional connectivity, and is approximately 25 minutes east of Downtown Denver. Aurora is Colorado's third-largest city, with more than 414,000 residents and a diversified employment base anchored by healthcare, bioscience, aerospace and defense, logistics, technology, education, and retail. Major nearby demand drivers include the Anschutz Medical Campus, located ±3.5-mi from the Property, which supports approximately 30,000 employees and includes UHealth University of Colorado Hospital, Children's Hospital Colorado, and the University of Colorado Anschutz Medical Campus. Additional surrounding uses include neighborhood shopping centers, national retailers, restaurants, service providers, hospitality assets, and dense residential development that collectively support sustained consumer activity throughout the corridor. The Property benefits from compelling demographics, with more than 176,000 residents within 3-mi and more than 404,000 residents within 5-mi, where average household income exceeds \$108,000. Continued population and residential growth further support long-term demand for retail, dining, services, and other commercial uses.

\$1
ABSOLUTE AUCTION

±3.2 ACRES (COMMERCIAL LAND)

AURORA, CO



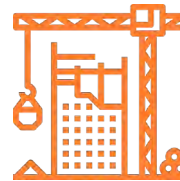
DEVELOPMENT
OPPORTUNITY

MULTIFAMILY DEVELOPMENT OPPORTUNITY
CONCEPTUAL OPTION 1

±150-Unit Conceptual Development Plan | 2-Phase Multi-Family

The current owner previously advanced conceptual planning for a proposed two-phase mixed-use development contemplating ±150 residential units with ground-floor commercial and amenity space. The concept illustrates a potential multifamily redevelopment program within the Property’s MU-R (Mixed-Use Regional) zoning district, which accommodates multifamily residential as a primary use along with a range of commercial and mixed-use uses.

A formal City of Aurora pre-application review was conducted in January 2026, providing preliminary municipal guidance regarding site design, access, parking, utilities, drainage, landscaping, and required public improvements. The concept was not formally approved or recorded and is presented for informational purposes only.



PROPOSED
PHASE 1
50 UNITS
Level 1: Amenity/Commercial
Level 2-4: 50 Units

PARKING PHASE 1:
Required: 54
Provided=67



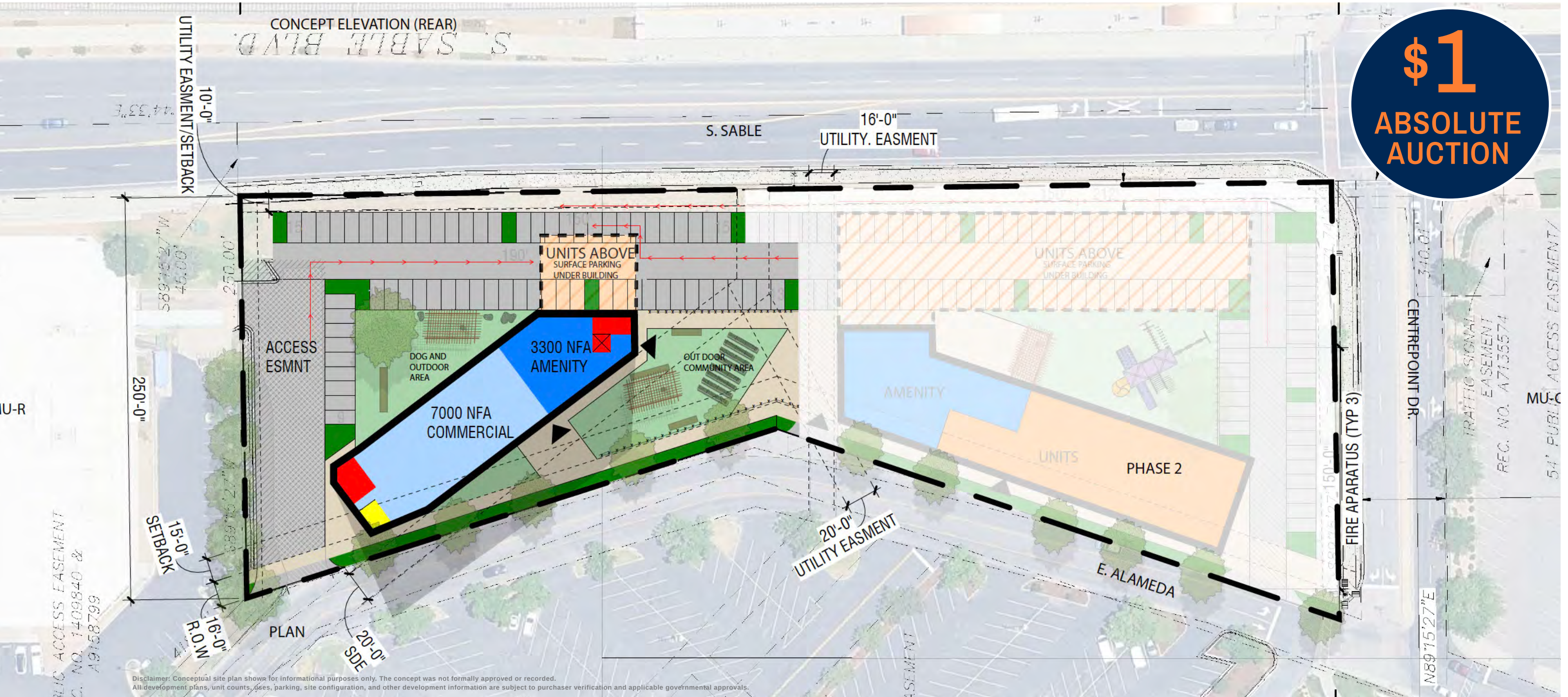
FUTURE
PHASE 2
100 UNITS
Level 1: 8 Units w/ Amenity
Level 2-4: 92 Units

TOTAL OVERALL PARKING
Required 158
Provided=158

VIEW ONLINE AUCTION
OCTOBER 5-7, 2026

FLOOR PLAN/SITE PLAN : LEVEL 1
SCALE: 1"=80'

- UNITS
- UNITS ABOVE
- AMENITY/LEASING
- COMMERCIAL
- STAIR CORE/ELEVATOR
- CIRCULATION
- TRASH/MECH
- PARKING
- ENTRY



\$1
ABSOLUTE
AUCTION

Disclaimer: Conceptual site plan shown for informational purposes only. The concept was not formally approved or recorded. All development plans, unit counts, uses, parking, site configuration, and other development information are subject to purchaser verification and applicable governmental approvals.

MULTIFAMILY DEVELOPMENT OPPORTUNITY

CONCEPTUAL OPTION 2

Transit-Oriented Multifamily Concept | 246 Units

Prior planning for the larger Town Center at Aurora redevelopment also contemplated a substantial transit-oriented multifamily development at the Property, illustrating an additional residential development scenario beyond the current owner's latest concept plan. The Gensler massing strategy contemplated 246 residential units totaling ±270,000 GSF, together with ±2,000 GSF of retail space and ±90,000 GSF of parking, for a total development program of ±392,000 GSF.

The conceptual program included a mix of 49 studios, 127 one-bedroom units, and 70 two-bedroom units, with 247 parking spaces contemplated against 246 required spaces. Conceptual planning also incorporated ground-floor activation, resident amenity areas, a pool and courtyard, structured parking, and connectivity to the adjacent Aurora R-Line. The City of Aurora had previously granted site plan approval for the contemplated multifamily development, further demonstrating the prior planning and entitlement work undertaken for a higher-density residential use at the Property. These materials and prior approvals are presented for informational purposes only, and prospective purchasers should independently verify the current status and applicability of all approvals and entitlements with the City of Aurora.



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GENSLER MASSING STRATEGY + CONCEPTUAL PLAN



LEVEL 2-3



LEVELS 4-5

DISCLAIMER: Conceptual plans, massing studies, renderings, unit counts, development areas, parking counts, amenities, and other development concepts shown are based on prior planning materials and are provided for informational purposes only. The concept does not represent a current approval, entitlement, or guarantee of future development rights. Prospective purchasers should independently verify all zoning, entitlement, density, site plan, access, parking, utility, development, and other requirements with the City of Aurora and applicable authorities.

SOURCES: Town Center at Aurora Transit Oriented Multifamily Presentation; Gensler; Concord Eastridge; Washington Prime Group; City of Aurora.

MULTIFAMILY DEVELOPMENT OPPORTUNITY
TOWN CENTER AT AURORA | DESIGN CONCEPT
(Transit-Oriented Multifamily | Renderings)



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246 UNITS

49 Studios
127 One-Bedroom
70 Two-Bedroom

±392K GSF

Total Conceptual Development

247 SPACES

Conceptual Parking Program



±3.2 ACRES (COMMERCIAL LAND)

AURORA, CO

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MULTIFAMILY DEVELOPMENT OPPORTUNITY
TOWN CENTER AT AURORA | DESIGN CONCEPT
(Transit-Oriented Multifamily | Renderings)



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±3.2 ACRES (COMMERCIAL LAND)

AURORA, CO

MERSHOPS TOWN CENTER AT AURORA REGIONAL RETAIL DESTINATION

ESTABLISHED REGIONAL RETAIL DESTINATION

Town Center at Aurora is a 1 million SF regional shopping and entertainment destination within one of Aurora's most established commercial districts. Featuring 125+ retail, dining, and entertainment brands, the center is anchored by Dillard's, Macy's, JCPenney, Hobby Lobby, Fieldhouse USA, and Century Theatres. Its location along E Alameda Avenue near I-225 provides convenient access to Aurora's residential neighborhoods, major employment centers, and the broader Denver metropolitan area.

AURORA RETAIL MARKET

Aurora contains nearly 20 million SF of retail space, including regional destinations, neighborhood centers, and established commercial corridors. The city generates approximately \$7.0 billion in annual retail sales, supported by more than 414,000 residents, major employment concentrations, and continued residential growth. Town Center at Aurora serves as a key retail anchor within this established consumer market.

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AUCTION



NOTABLE TENANTS



TOWN CENTER STATS



Source: Placer.ai (2025) | Data represents estimates for Town Center at Aurora trade area.

Sources: Spinoso Real Estate Group (www.spinosoreg.com); Town Center at Aurora (www.towncenterataurora.com); City of Aurora (www.auroragov.org)

±3.2 ACRES (COMMERCIAL LAND)
AURORA, CO



ARAPAHOE COUNTY THE CITY OF AURORA, COLORADO

Located within the Denver metropolitan area, Aurora is Colorado's third-largest city and one of the region's largest population and employment centers. The city spans more than 165 square miles across Arapahoe, Adams, and Douglas counties and is home to an estimated 414,283 residents. Aurora provides direct regional connectivity via I-225, I-70, E-470, light rail, and major arterial corridors, with convenient access to Downtown Denver and Denver International Airport (DEN).

Aurora supports a broad and diversified economy spanning healthcare and bioscience, aerospace and defense, logistics and distribution, advanced manufacturing, technology, education, retail, and hospitality. Major employment anchors include the Anschutz Medical Campus, Buckley Space Force Base, Amazon, Lockheed Martin, RTX, Northrop Grumman, UCHealth, and Children's Hospital Colorado.

The city's large population base and regional workforce support a substantial consumer market for retail, dining, services, entertainment, and other commercial uses. Aurora's retail landscape is anchored by major commercial destinations including Town Center at Aurora, a regional shopping and dining hub positioned along the I-225 corridor at E Alameda Avenue and S Sable Boulevard.

The Anschutz Medical Campus is one of the region's most significant economic and employment centers, encompassing more than 250 acres and supporting approximately 30,000 employees. The campus brings together the University of Colorado Anschutz, UCHealth University of Colorado Hospital, Children's Hospital Colorado, and a growing concentration of research, bioscience, and healthcare organizations. The campus and surrounding innovation district generate an estimated \$7 billion in annual economic impact.

Aurora continues to attract substantial private investment and employment growth. Since 2020, the Aurora Economic Development Council has facilitated more than \$2.7 billion in capital investment and the creation of more than 6,500 primary jobs, reinforcing the city's position as a major business and employment center within the Denver metropolitan area.

AURORA IS COLORADO'S 3RD LARGEST CITY, LOCATED JUST ±25 MINUTES FROM DOWNTOWN DENVER AND ±20 MINUTES FROM DENVER INTERNATIONAL AIRPORT, OFFERING DIRECT ACCESS TO I-70, I-225 AND E-470

LOCATED IN ONE OF CO'S FASTEST-GROWING COUNTIES, AURORA IS ANCHORED BY HEALTHCARE INCLUDING THE ANSCHUTZ MEDICAL CAMPUS—A MAJOR HEALTHCARE, EDUCATION, AND RESEARCH HUB DRIVING EMPLOYMENT AND DEMAND

ARAPAHOE COUNTY IS HOME TO 650K+ RESIDENTS AND OFFERS A DIVERSE ECONOMY, HIGH AVERAGE HOUSEHOLD INCOME AND A STRONG BUSINESS BASE SPANNING HEALTHCARE, AEROSPACE, AND MANUFACTURING

DISCOVER AURORA

WHY AURORA?

- Development Momentum:** Aurora continues to attract significant private investment, supported by sustained population growth, available land, and expanding residential and commercial development.
- Strategic Location:** Centrally positioned within the Denver metropolitan area, Aurora provides connectivity to Downtown Denver, Denver International Airport, and major regional transportation corridors.
- Economic & Workforce Strength:** Aurora supports a diverse employment base spanning healthcare, aerospace and defense, bioscience, logistics, technology, retail, and advanced manufacturing.
- Growing Consumer Base:** More than 414,000 residents, continued housing development, and a large regional workforce support demand for retail, services, dining, entertainment, and other commercial uses.

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AURORA'S TAX RATES



4.40%

Colorado Corporate Income Tax Rate*



8.00%

Combined Sales Tax Rate
Aurora / Arapahoe County



3.75%

City of Aurora
Sales Tax Rate



0%

Aurora Occupational
Privilege Tax

8.00% combined rate effective January 1, 2026.
Rate includes: 3.75% Aurora + 2.90% Colorado + 1.00% RTD + 0.10% Scientific & Cultural Facilities District + 0.25% Arapahoe County.
*Colorado corporate income tax rate for tax year 2026.

AURORA'S ECONOMIC HIGHLIGHTS



414,000+

Aurora
Residents



#3
Largest City
in Colorado



165+ SQ MI
Aurora's
Geographic Footprint



8,000+

Acres of Parks
& Open Space



119 MI

of Recreational
Trails



±30,000

Employees at the
Anschutz Medical Campus

AURORA'S LARGEST/PRIMARY EMPLOYERS

- Anschutz Medical Campus
- Buckley Space Force Base
- Children's Hospital Colorado
- UCHealth
- University of Colorado Anschutz Medical Campus
- Amazon
- Lockheed Martin
- RTX / Raytheon
- Northrop Grumman
- Gaylord Rockies Resort & Convention Center
- City of Aurora
- Aurora Public Schools
- Kroger / King Soopers
- Walmart / Sam's Club
- The Home Depot
- Target
- United Airlines
- FedEx
- UPS

Source: <https://www.metrodenver.org/do-business/communities/arapahoe> AND <https://auroraedc.com/discover-aurora>

Arapahoe County also benefits from extensive transportation infrastructure and direct connectivity throughout the Denver metropolitan area. I-25, I-225, I-70, E-470, major arterial roadways, and RTD rail and bus service connect residents and businesses with Downtown Denver, Denver International Airport, major employment districts, and surrounding Front Range communities. This combination of population scale, employment density, transportation access, and continued development supports a substantial consumer and business base across the County.



Arapahoe County is integrated into Metro Denver through an extensive multimodal transportation network anchored by I-25, I-225, I-70, and E-470. RTD light rail and bus service provide additional connectivity between residential communities, major employment centers, Downtown Denver, and Denver International Airport. Centennial Airport further strengthens the County's transportation infrastructure and serves as an important corporate and general aviation asset.

With more than 650,000 residents and 242,000 households, Arapahoe County provides a substantial consumer base within the Denver metropolitan area. Continued residential growth, major employment concentrations, established retail corridors, and expanding mixed-use districts support demand for shopping, dining, entertainment, personal services, and other commercial uses.

Residents



Households



County Area



**Bachelor's Degree
or Higher**

High School Graduate
or Higher

Projected Residents by 2030

3.218 AC

±168,394 VPD (2026)

±40,309 VPD (2026)

±19,133 VPD (2026)

RTD AURORA METRO CENTER STATION

Surrounding Retail and Commercial Establishments:

- Target
- Best Buy
- PetSmart
- Michael's
- dd's DISCOUNTS
- ROSS DRESS FOR LESS
- Circle K
- Hobby Lobby
- Chick-fil-A
- Canoe's
- In-N-Out Burger
- Chili's
- Mershops
- Dillard's
- Macy's
- JCPenney
- Victoria's Secret
- Fieldhouse USA
- Express
- Hollister
- Starbucks
- Foot Locker
- Auntie Anne's
- Burger King
- BR
- Cinnabon
- Popeyes
- DQ

Streets: E ALAMEDA AVE, E CENTERPOINT DR, S SABLE BLVD

Highway: INTERSTATE 225

Colorado Courts

Aurora Public Library

Aurora History Museum

SPROUTS FARMERS MARKET

FAMILY DOLLAR

Auto Zone

24 HOUR FITNESS

THE ADDIE
at metro center
55+ APARTMENTS

LEGACY METRO APARTMENTS

RTD
AURORA METRO CENTER STATION

E ALAMEDA AVE

E CENTERPOINT DR

S SABLE BLVD

±40,309 VPD (2026)

±19,133 VPD (2026)

3.218 AC

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MERSHOPS
TOWN CENTER AT AURORA

Dillard's **★ macy's** **JCPenney**

Fieldhouse USA **Foot Locker EXPRESS** **VICTORIA'S SECRET**

Bath & Body Works **HOLLISTER** **BURGER KING** **DQ** **STARBUCKS COFFEE**

CINNABON **Auntie Anne's** **BR** **POPEYES**

±3.2 ACRES (COMMERCIAL LAND)

AURORA, CO

THE ECONOMIC, CULTURAL, AND TRANSPORTATION GATEWAY OF THE ROCKY MOUNTAIN REGION

THE GREATER DENVER AREA

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OCTOBER 5-7, 2026

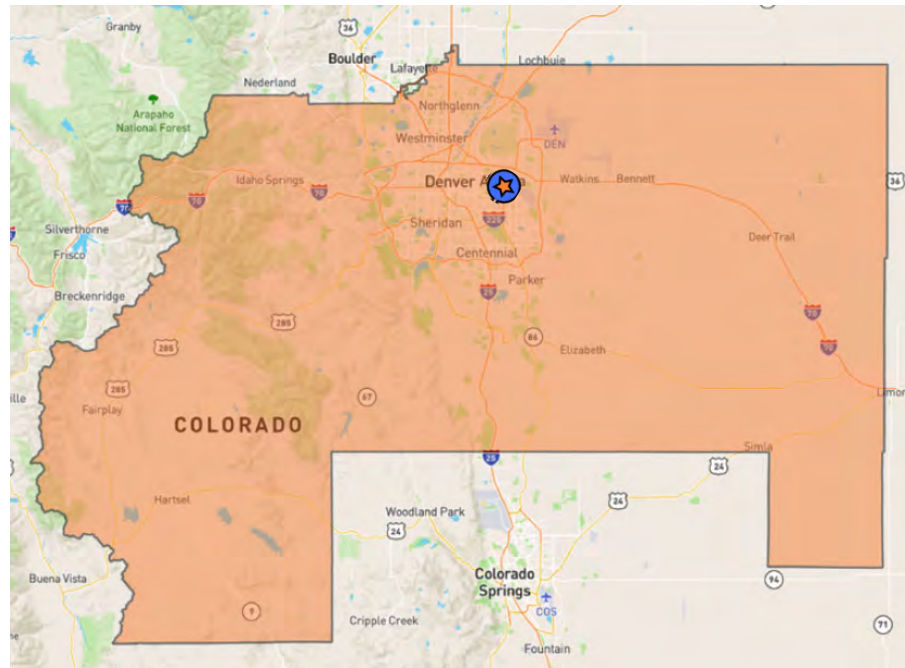
±3.2 ACRES (COMMERCIAL LAND)

AURORA, CO



POSITIONED IN THE HEART OF THE ROCKY MOUNTAIN REGION

The Denver metropolitan area is one of the Mountain West's largest population, employment, and economic centers, with a projected 2025 population of approximately 3.42 million residents. Centrally positioned within the United States, the region is supported by an extensive multimodal transportation network encompassing interstate highways, freight rail, public transit, and Denver International Airport (DEN). Major interstate corridors including I-25, I-70, I-225, and E-470 provide connectivity throughout the Front Range and to major markets across the western United States.



REGIONAL ECONOMY + GROWTH DRIVERS

Metro Denver supports a highly diversified economy spanning aerospace and defense, bioscience and healthcare, technology, financial services, energy, advanced manufacturing, logistics, professional services, and tourism. The region combines a labor force of approximately 1.83 million with more than 1.61 million nonfarm jobs, providing businesses with access to one of the largest employment bases in the Mountain West. More than 41% of residents hold a bachelor's degree or higher, strengthening the region's ability to attract and retain employers across high-skill industries.

The region is anchored by major corporate, institutional, and government employers spanning healthcare, aerospace, technology, telecommunications, financial services, education, and consumer industries. Its combination of population scale, skilled workforce, central geographic location, major transportation infrastructure, and established business clusters continues to support corporate investment and expansion throughout the metropolitan area.



TRADE AREA FUNDAMENTALS

Denver's central location allows businesses to reach two-thirds of the U.S. population within a single day's drive, offering unmatched efficiency for manufacturing, logistics, and distribution operations. The region's intermodal connectivity is supported by major freight corridors, BNSF and Union Pacific rail lines, and world-class infrastructure that continues to attract large-scale investment. The city's quality of life, proximity to the Rocky Mountains, and year-round recreational amenities make it one of the most desirable places to live and work in the country. National accolades consistently recognize Denver among the Top 10 U.S. metros for business climate, workforce quality, and livability, with strong rankings for work-life balance, new graduate opportunities, and overall economic strength.



ECONOMIC MOMENTUM

The Denver metro continues to attract billions in private-sector investment annually, supported by infrastructure expansion, mixed-use redevelopment, and sustained in-migration from across the U.S. The combination of strong employment fundamentals, high household incomes, and a skilled workforce positions the region for continued long-term growth and economic stability.

AWARDS & ACCOLADES

The Denver metropolitan area consistently ranks among the nation's most livable and business-friendly regions, supported by a strong and diverse economy, highly educated workforce, and unmatched access to outdoor recreation. The city's thriving mix of corporate presence, innovation culture, and exceptional quality of life has earned recognition from major national outlets for its economic opportunity, workforce strength, and overall livability.

Notable recognitions include:



#3 Best City to Raise a Family
- Zumper.com



Top 10 Best Big Cities to Live In
- Money Magazine



#3 Safest City in America
- Safewise



Top 10 Destinations for Outdoor Recreation & Nature Access
- Luxury Travel Magazin



#6 Best City for New College Grads
- SmartAsset



Top 10 Fastest-Growing Large Metros in the U.S.
- U.S. News & World Report



#10 Best City for Work-Life Balance
- SmartAsset



Active Development Pipeline
Dozens of major industrial, mixed-use, and hospitality projects are currently under construction across the Denver region, supported by public-private partnerships and ongoing infrastructure modernization. Significant expansion around Denver International Airport, the I-25 corridor, and Interstate 70 redevelopment zone continues to spur long-term economic growth and market confidence heading into 2026.



#11 Best City for First-Time Homebuyers
- SmartAsset



#3 Best City for High Salaries & Low Cost of Living
- GoBankingRates.com



Expanding Labor Force Growth
Denver's labor force remains one of the most highly educated and productive in the nation, supported by the University of Colorado, University of Denver, and Colorado State University systems. The region's strong in-migration of skilled professionals and continued corporate relocation activity reinforce its standing as a premier destination for business investment, workforce opportunity, and lifestyle balance.



Top 50 Foodie Towns in the U.S.
- The Daily Meal

Sources:
U.S. Census Bureau; U.S. News & World Report; SmartAsset; Safewise; Zumper.com; Money Magazine; GoBankingRates.com; The Daily Meal; Luxury Travel Magazine; Metro Denver Economic Development Corporation; Denver Business Journal; Colorado Department of Local Affairs; U.S. Bureau of Labor Statistics; Moody's Analytics; Marcus & Millichap Research Services

THE DENVER METRO IS A DIVERSE, HIGH-GROWTH ECONOMIC CENTER DRIVING THE ROCKY MOUNTAIN REGION

REGIONAL OVERVIEW

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OCTOBER 5-7, 2026

SHARE OF 2025 TOTAL EMPLOYMENT



METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and multiple freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver's highly educated labor force attracts tech employers. Over 40 percent of residents ages 25 and older hold at least a bachelor's degree, and approximately 30 percent of jobs are in office-using fields.



ALTERNATIVE ENERGY

The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region, such as utility provider Xcel Energy and solar energy developer Korsail. Wind energy is also a focus, such as turbine manufacturer Vestas.

SPORTS

Baseball | **MLB** | Colorado Rockies
Football | **NFL** | Denver Broncos
Basketball | **NBA** | Denver Nuggets



EDUCATION

- University of Denver
- University of Colorado
- Community College of Denver
- Metropolitan State University of Denver
- Colorado School of Mines

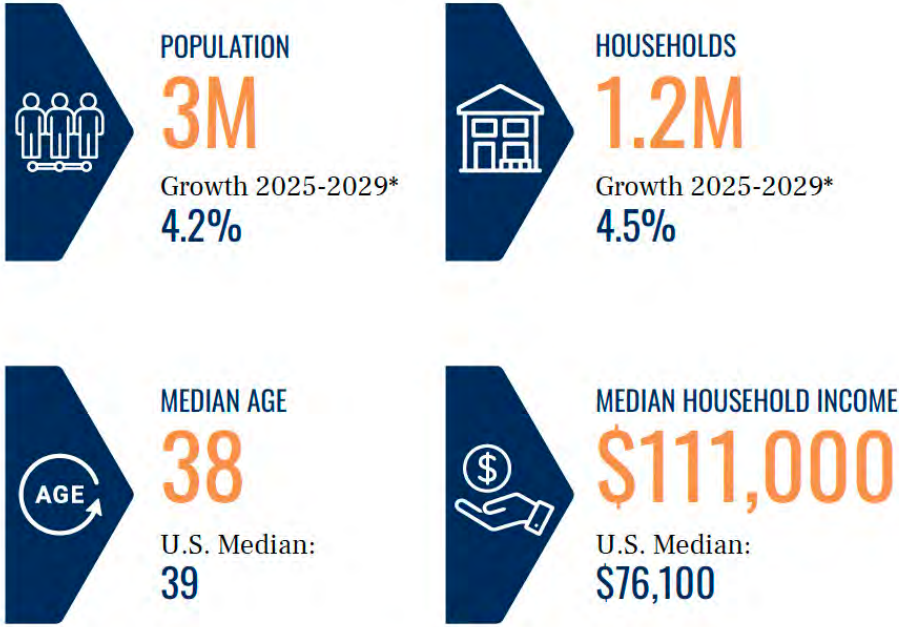


ARTS & ENTERTAINMENT

- Denver Museum of Nature & Science
- Children's Museum of Denver Marsico Campus
- Elitch Gardens
- Denver Art Museum

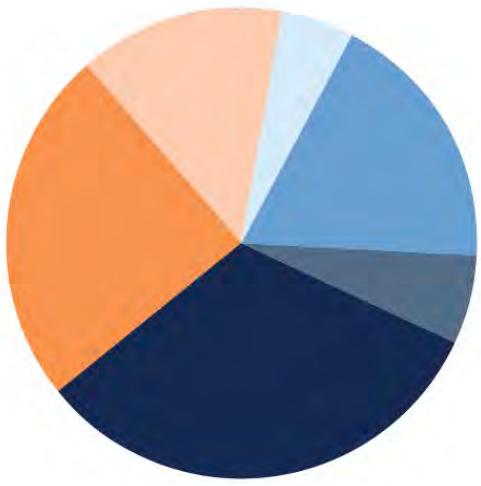
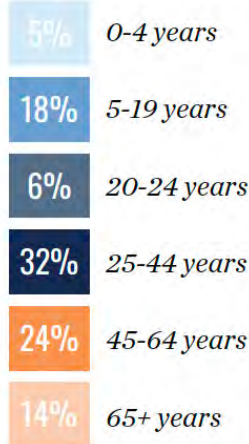


QUICK FACTS



* Forecast

2025 Population by Age



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Note: Figures are rounded to nearest whole percentage point



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ABSOLUTE AUCTION

 **±40,309**
VPD (2026)

 **±19,133**
VPD (2026)

RTD
AURORA METRO CENTER STATION

AURORA'S
CONTINUED EXPANSION
DRIVEN BY PROXIMITY TO
THE ANSCHUTZ MEDICAL
CAMPUS AND STEADY
RESIDENTIAL GROWTH
HAS CREATED STRONG
DEMAND FOR RETAIL,
SERVICE AND DAILY-NEEDS
TENANTS IN THIS
CORRIDOR

 **3.218 AC**

CIRCLE K

HOBBY LOBBY

TARGET **BARNES & NOBLE** **BEST BUY** **PET SMART** **FAN OUTFITTERS**
COLD STONE **crumbl** **jamba**
Michaels **dd's DISCOUNTS** **ROSS DRESS FOR LESS** **BJ's** **FATBURGER** **PANDA EXPRESS** **CHINESE KITCHEN** **THE HALAL GUYS** **PLAYA BOWLS**

Chick-fil-z

MERSHOPS
TOWN CENTER AT AURORA
Dillard's **MACY'S**
JCPenney **Fieldhouse**
Bath & Body Works **VICTORIA'S SECRET** **EXPRESS**
HOLLISTER **STARBUCKS COFFEE**
Foot Locker **BURGER KING** **BR BASKIN-ROBBINS**
CINNABON **POPEYES** **DQ**

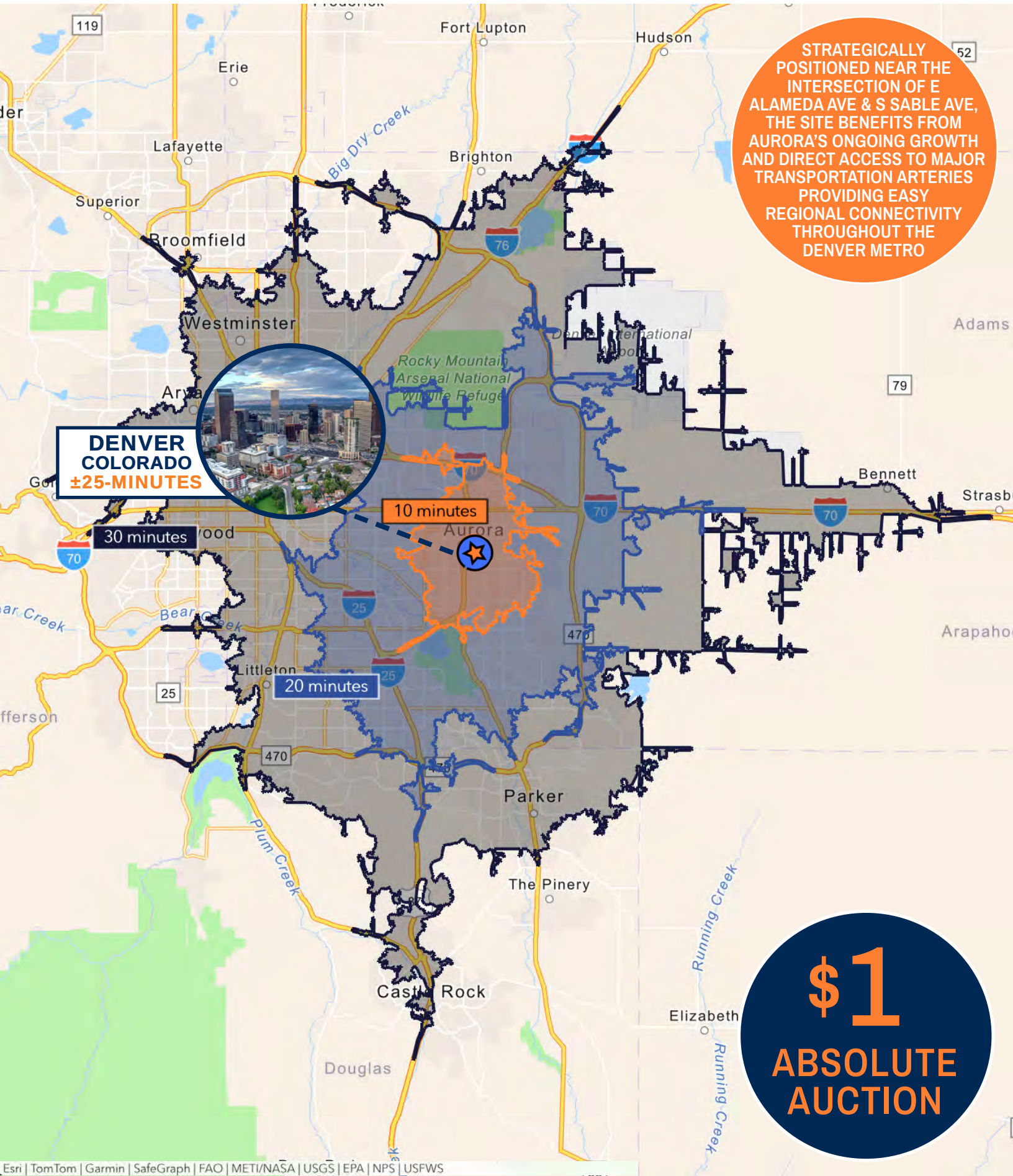
 **University of Colorado**
Anschutz Medical Campus

IN-N-OUT BURGER

Raising Cane's
CHICKEN FINGERS

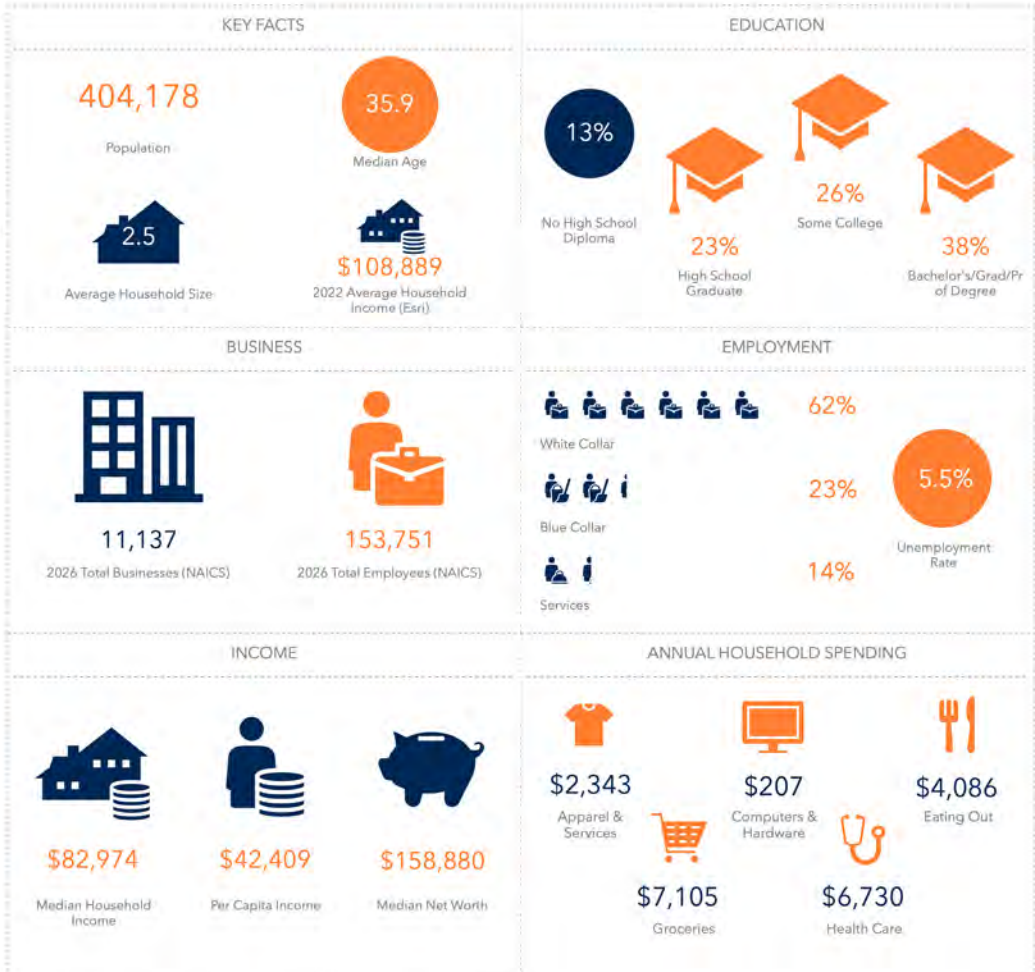
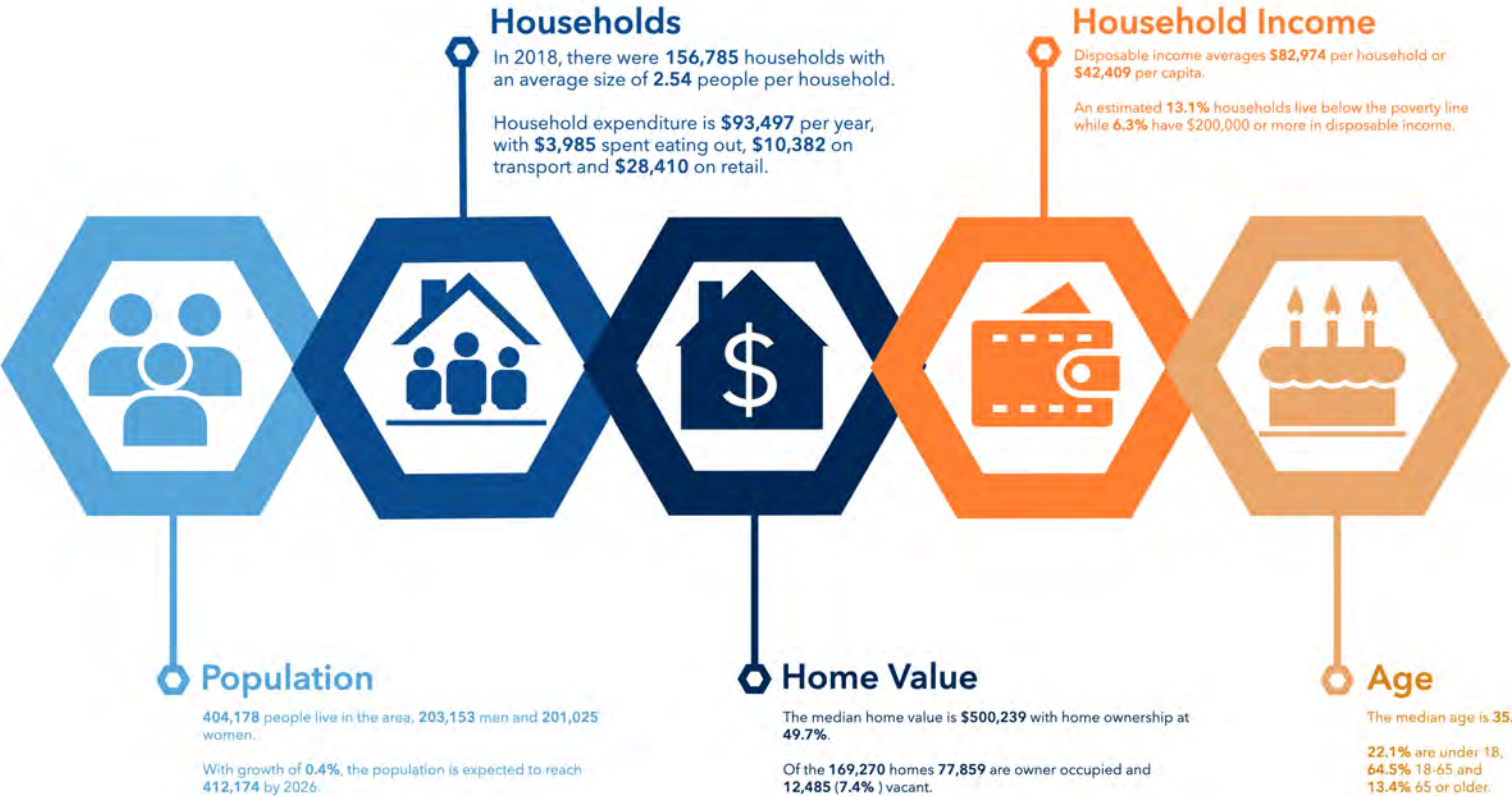
±3.2 ACRES (COMMERCIAL LAND)
AURORA, CO

DENVER METROPOLITAN STATISTICAL AREA (MSA)
DRIVE TIME MAP (10, 20, 30-MINUTES)



5-MILE
DEMOGRAPHICS

VIEW ONLINE AUCTION
OCTOBER 5-7, 2026



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NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID # ZAH1240184

ONLINE AUCTION

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for OCTOBER 5-7, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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Marcus & Millichap

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: OCTOBER 5-7, 2026
CLICK TO VIEW AUCTION WEBSITE

±3.2 ACRES (COMMERCIAL LAND)

AURORA, CO