

# RETAIL BUILDING FOR SALE

4385 S PARKER RD | AURORA, CO



NEAR S. PARKER RD & E. QUINCY AVE





# USES: GAS CONVENIENCE STORE, AUTOMOTIVE SALES & SERVICES, RESTAURANTS & VARIOUS OTHER RETAIL USES

- Prime location, with versatile opportunities, former restaurant freestanding building, offers a 3,294 SF Restaurant + 2,602 SF of walkout basements totaling 5,896 SF, all sits on approximately ±1.0 acre near the major intersection of S. Parker Rd & E. Quincy Ave.
- Zoning: B-5 Unincorporated Arapahoe County

The property is located in the Unincorporated Arapahoe County B-5 Zoning that permit the use by right for Gas Convenience Store with or without Gas Pumps, Automotive Sales with or without Auto Repair, Automotive Services and Repairs. Automotive Sales, Leasing and Rentals.

Restaurants with or without Drive-Through, Bar/Tavern, Microbrewery, Nightclub, Motel and Hotel.

Retail Service, Bank with or without Drive-Through, Business Offices; Medical and Dental, Clinics, Laboratories and Health Clubs.

Community Event Center, Conference Center, Adult Day-Care Center, Child Day-Care Center. Recreation Indoor and outdoor.

Animal Day Care Facility Animal hospital and veterinary Clinic. Greenhouses, Wholesale or Retail, Mini-Warehouse/ Self-Storage among many other uses.

This property offers extensive potential for various commercial ventures, making it a prime investment opportunity.

- Asking Price: \$2,975,000
- For More Information, Please Contact Listing Agent  
Ayad Toma  
Managing Broker  
RE/MAX Leaders Commercial Division  
12600 E Arapahoe Rd Suite B  
Centennial CO 80112  
Mobile: (303) 946-9033  
Email: ayadtoma@comcast.net

Locator Map



Aerial Map







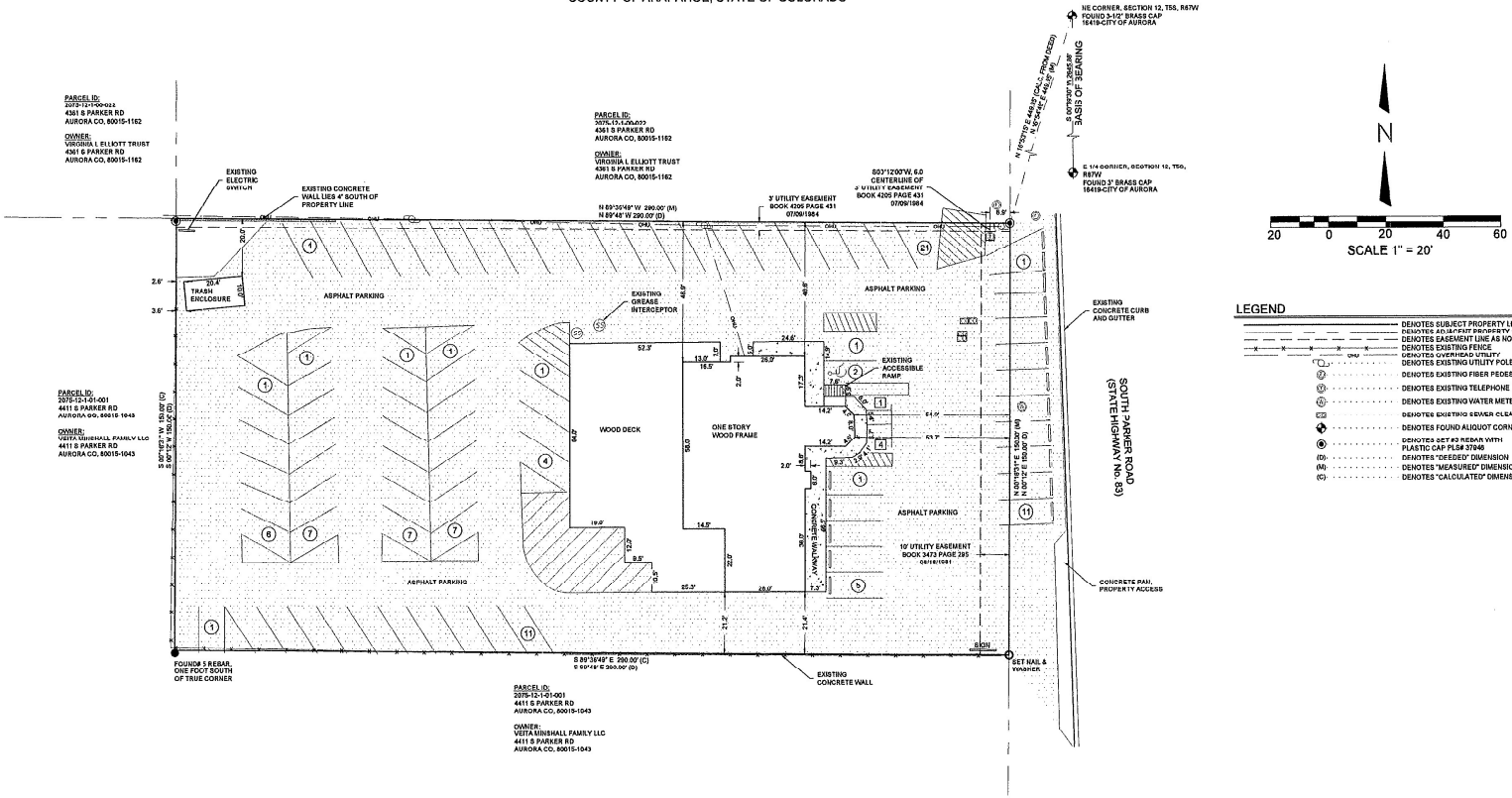
S Parker Rd Southbound 55, 617 V

S Parker Rd Northbound 44, 062 VP



# ALTA/NSPS LAND TITLE SURVEY

4385 SOUTH PARKER ROAD, AURORA, CO 80015  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

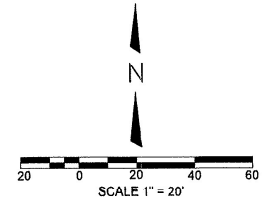


PROJECT NO.		
REVISIONS		
NO.	DATE	BY

**AZIMUTH SURVEYING, INC**  
 111/2 Huron Street, ste 23  
 Northglenn, Colorado 80234  
 (303) 720 / 200-4378  
 email: azimulthsurveying@gmail.com

BOUNDARY SURVEYING  
 CONSTRUCTION SURVEYING  
 MAPPING

**ALTA/NSPS LAND TITLE SURVEY**  
**4385 SOUTH PARKER ROAD, AURORA, CO 80015**  
**COUNTY OF ARAPAHOE, STATE OF COLORADO**



LEGEND	
	Denotes SUBJECT PROPERTY LINE
	Denotes ADJACENT PROPERTY LINE
	Denotes EASEMENT LINE AS NOTED
	Denotes EXISTING FENCE
	Denotes EXISTING UTILITY POLE
	Denotes EXISTING FERRIS FENCE
	Denotes EXISTING TELEPHONE PEDESTAL
	Denotes EXISTING WATER METER
	Denotes EXISTING SEWER CLEANOUT
	Denotes FOUND ALIQUOT CORNER
	Denotes SET #2 PEGS WITH PLASTIC CAP PLUS STAKE
	Denotes 'DEEDED' DIMENSION
	Denotes 'MEASURED' DIMENSION
	Denotes 'CALCULATED' DIMENSION

### SURVEY NOTES

- Subject Property is located B-5 - Regional Commercial District.
- The total area of the subject property is 43,300 square feet and 0.9888 acres as described in the legal description.
- The total of building areas based upon exterior horizontal of building on ground surface, not interior usable floor surface is 3,372 square feet.
- The survey was conducted on this parcel, 307 1/2 acres, within the unincorporated area of Aurora, Colorado, as defined by the Aurora Emergency Management Agency, Aurora, Colorado, as shown on the map titled as Map Number 0000000169, bearing an effective date of December 17, 2010.
- There are 25 adjacent parking spaces on the subject property including 2 designated for motorcycles and 1 accessible parking space.
- There are no steps, gaps or gaps between the fee parcel and the public right of ways.
- No evidence of surface or subsurface drilling, mining or excavation on the property.
- Adjacent property owner information taken from the Arapahoe County Assessor's GIS mapping.
- An order of Subdivision, Section 19 (Exemption of the Commission for Title Insurance Order No. AM/0024284-5, issued by Chicago Title Insurance Company bearing and effective date of May 29, 2024 at 6:00 p.m. the parcel is subject to those exceptions and liens as follows:
  - Item 8 EXISTING LEASES AND TENANCIES, IF ANY.
  - Item 9 RIGHT OF PROPRIETOR OF A VEH OR LOOSE TO EXTRACT AND REMOVE HIS ORE THEREFROM WITHOUT THE SAME BE FOUND TO INTERFERE OR INTEREST THE PREMISES HEREBY GRANTED, AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 11, 1889 IN BOOK 487 AT PAGE 361.
  - Item 10 UTILITY EASEMENT GRANTED TO P.S.C. OF COLORADO RECORDED AUGUST 18, 1891 IN BOOK 3473 AT PAGE 396.
  - Item 11 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 81-109, AMENDING CERTAIN UNINCORPORATED LAWS RECORDED NOVEMBER 09, 1981 IN BOOK 3577 AT PAGE 440.
  - Item 12 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT GRANTED UNTO PUBLIC SERVICE COMPANY OF COLORADO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JULY 09, 1984 IN BOOK 4205 AT PAGE 451.
  - Item 13 LEASE BETWEEN S PRO PARTNERSHIP, LESSOR, AND J.R. LTD., LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED DECEMBER 09, 2015, UNDER RECEPTION NO. 05140728.

### LEGAL DESCRIPTION

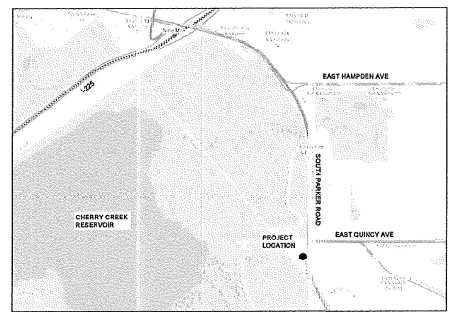
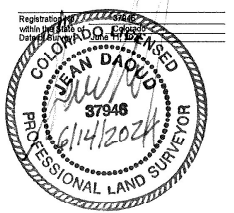
BEARING AND DISTANCE TO THE NORTH POINT OF BEGINNING: 189° 10' 45" E 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 10' 45" WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 162.89 FEET TO A POINT; THENCE SOUTH 00° 00' WEST ALONG THE PRESENT WEST BOUNDARY OF COLORADO HIGHWAY NUMBER 63, A DISTANCE OF 416.92 FEET TO A POINT OF CURVE; RADII OF POINT OF CURVE: 100.00 FEET; CHORD BEARING: NORTH 89° 10' 45" WEST; CHORD DISTANCE: 162.89 FEET; THENCE ALONG SAID HIGHWAY SOUTH OF SAID POINT OF CURVE, A DISTANCE OF 1.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 10' 45" WEST ALONG SAID HIGHWAY 63, A DISTANCE OF 162.89 FEET TO A POINT; THENCE SOUTH 89° 10' 45" WEST, A DISTANCE OF 162.89 FEET TO A POINT; THENCE SOUTH 89° 10' 45" WEST, A DISTANCE OF 162.89 FEET TO A POINT; THENCE NORTH 89° 10' 45" WEST, A DISTANCE OF 162.89 FEET TO THE TRUE POINT OF BEGINNING, COURSE OF ARAPAHOE, STATE OF COLORADO.

### GENERAL NOTES:

- All distances are measured in US SURVEY FOOT.
- BOOK OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, 16S, 89W WITH A BEARING OF SOUTH 89° 10' 45" WEST A DISTANCE OF 246.89 FEET AS SHOWN ON THE SURVEY RECORDED AT RECEPTION NO. 0180 DATED 01/28/2000

### SURVEYOR CERTIFICATE

I, JUAN DAQUI, A COLORADO LIMITED LIABILITY COMPANY, MIDWEST BANK, ITS SUCCESSORS AND/OR ASSIGNS & Chicago Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and the NSPS and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 of Table A thereof. The field work was completed on June 11, 2024.



VICINITY MAP  
 SCALE: 1" = 1000'

DATE: 06/14/2024

DRAWN BY: JAD/ELR  
 CHECKED BY: JAD

SHEET NO.  
 1 OF 1