

18501 COLFAX AVENUE

Aurora, CO 80011

LAND | 1.08 AC (47,045 SF)



TOWER ROAD

FOR SALE

EAST COLFAX AVENUE

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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Signalized hard-corner site with exceptional visibility and frontage along East Colfax Avenue and Tower Road
- Very dense trade area across from the 200+ Acre Aurora Sports Park and just north of Buckley Space Force Base (12,000 personnel)
- Rare high-visibility development opportunity along the East Colfax growth corridor
- Ideal for a multitude of different users (retail, office, light-industrial)
- Two new I-70 interchanges delivering in 2026 on Picadilly and Aerotropolis further connecting the commercial and residential corridors

LAND AREA

1.08 AC (47,045 SF)

PRICING

\$1,300,000 (\$27.63/SF)

ZONING

MU-C zoning allows numerous commercial opportunities.

[See full zoning code here](#)



TRAFFIC COUNTS

19,334 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,888	68,417	274,068
Avg. Household Income	\$87,254	\$88,262	\$101,172

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LOCATION MAP



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TRADE AREA MAP



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