



**SOUTHEAST
BUSINESS
CENTER**

**14100-14190 E. JEWELL AVENUE
AURORA, CO 80012**

FOR LEASE 46,920 SF Turn-Key Charter School Facility

NAI Shames Makovsky



SOUTHEAST BUSINESS CENTER

14100-14190 E. JEWELL AVENUE
AURORA, CO 80012

OFFERED BY

NAShames Makovsky

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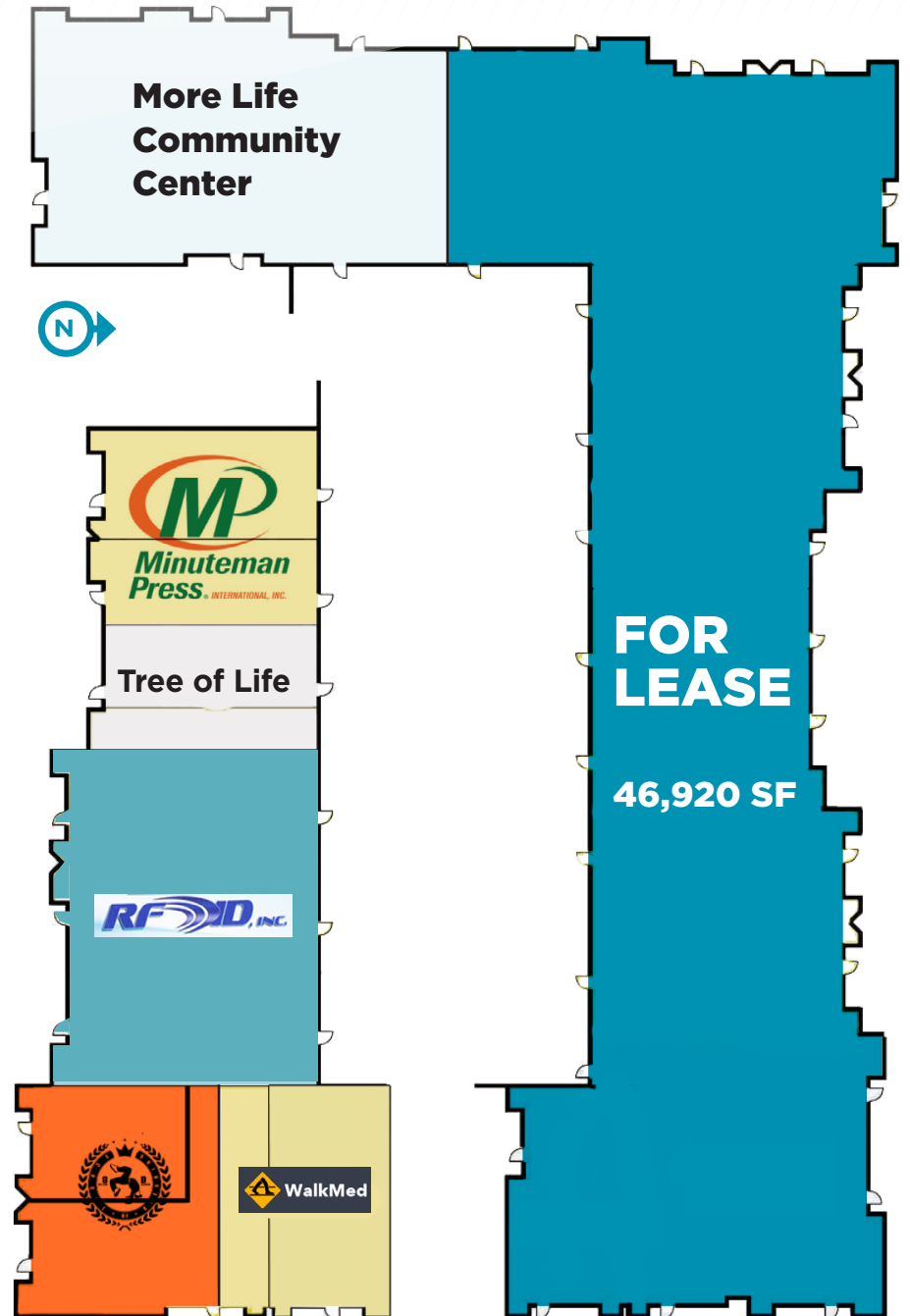
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TABLE OF CONTENTS

- Executive Summary
- Property Overview
- Market Overview



EXECUTIVE SUMMARY

SOUTHEAST BUSINESS CENTER

NAI Shames Makovsky is pleased to present the opportunity to lease The Southeast Business Center, an 87,995 square foot, multi-tenant Flex-Industrial property located in Aurora, Colorado, (the "Property"). The property is surrounded by residential homes to the east and west along with major retail, medical, hospitality, industrial and office product in all directions. The regional location of the property provides immediate north and southbound vehicular access to I-225 which is a major daily commuter route to Denver International Airport and just about all southeast suburban communities and the Denver Tech Center.

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S. BLACKHAWK ST.

N

PROPERTY OVERVIEW

Property Summary

Property Name Southeast Business Center

Property Address 14100-14190 East Jewell Avenue
Aurora, Colorado 80012

Jurisdictions City of Aurora
County of Arapahoe

Land 5.51 Acres (240,016 SF)
Parcel number: 1975-30-2-30-001

Zoning M-O Industrial Office District

Gross Leaseable Area 14100 East Jewell Ave: 58,553 SF
14190 East Jewell Ave: 29,442 SF

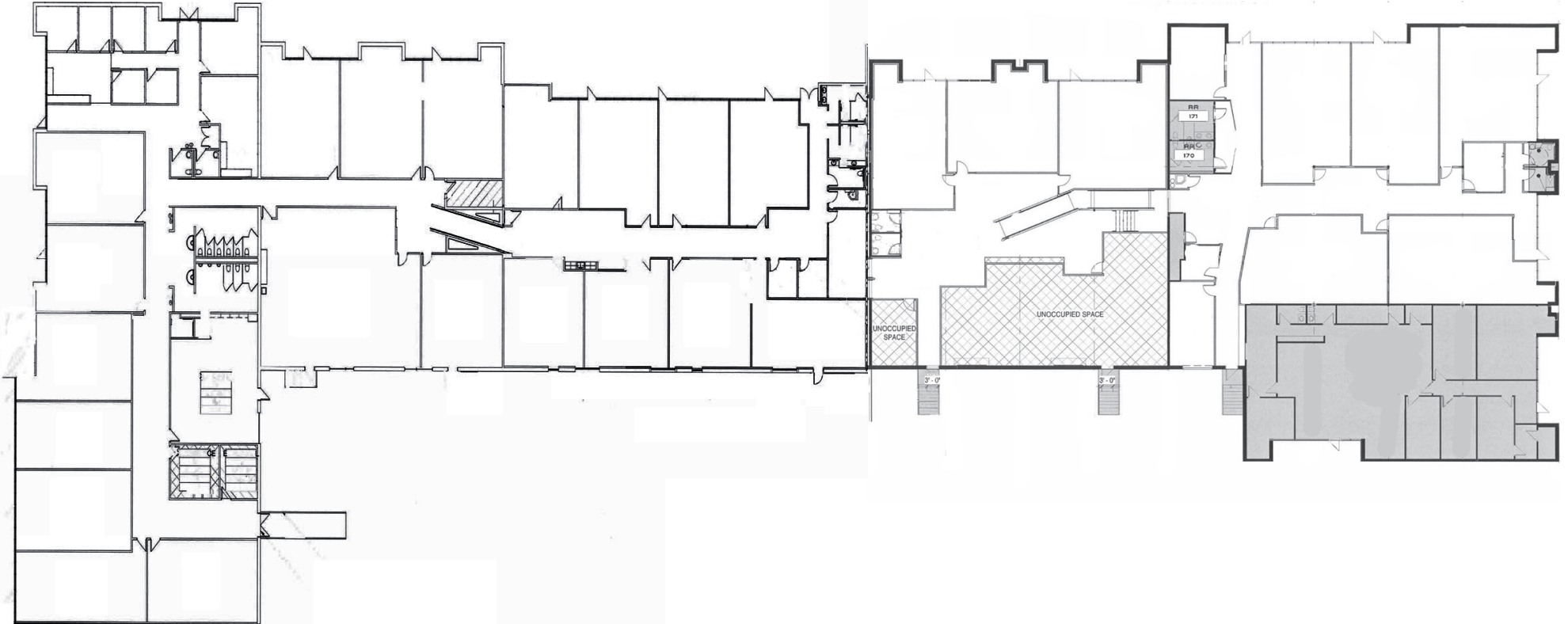
Total 87,995 SF

Year of Construction 1980

Type of Construction Concrete / Glass



SPACE OVERVIEW



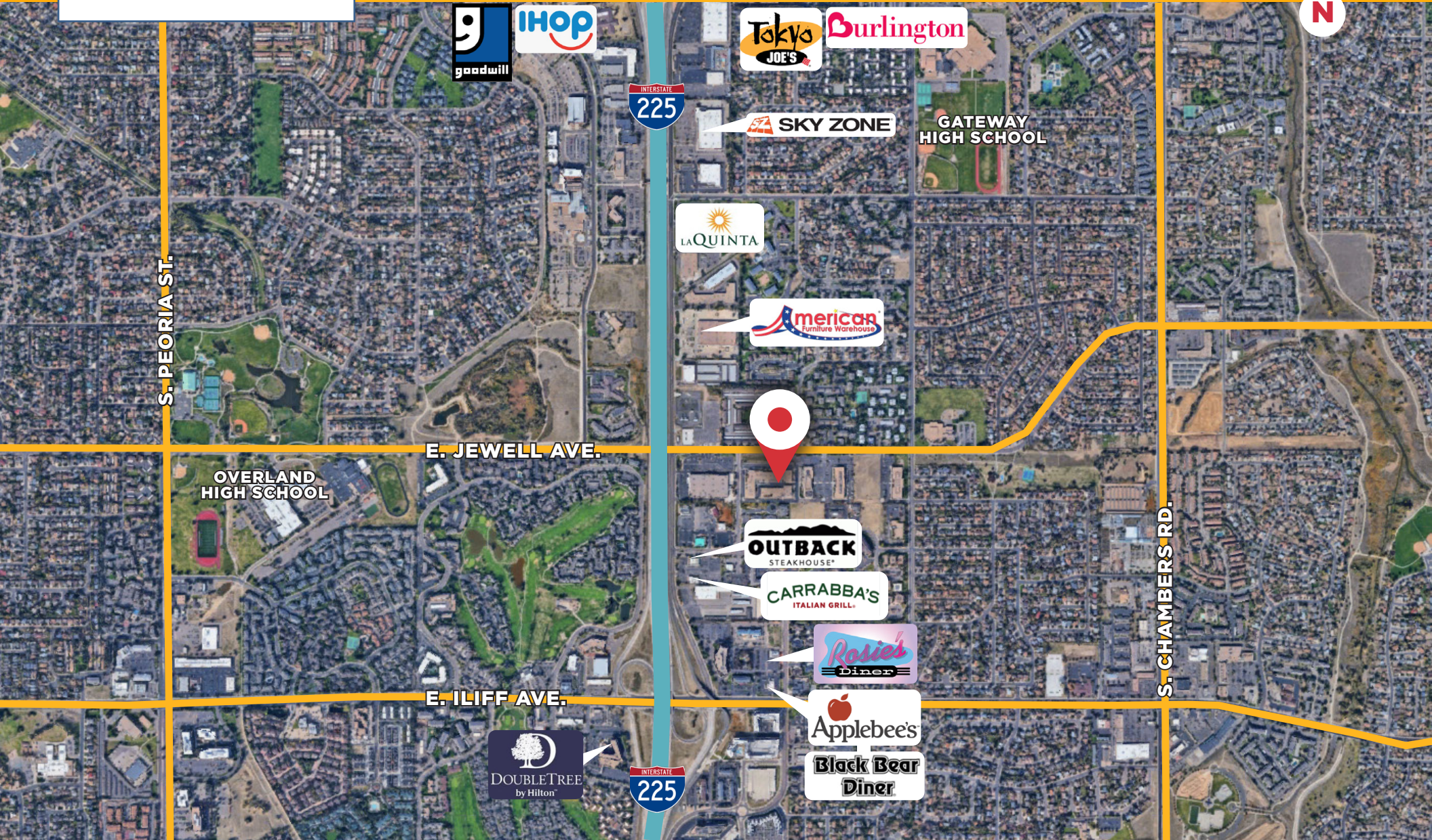


Possible elementary school, high school, trade school
or other academic institution.



SURROUNDING AREA

N



GATEWAY HIGH SCHOOL



S. PEORIA ST.

E. JEWELL AVE.

OVERLAND HIGH SCHOOL



E. ILIFF AVE.



S. CHAMBERS RD.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
CURRENT POPULATION	21,770	175,704	417,168
2028 POPULATION ESTIMATE	21,711	174,466	415,839
BACHELOR'S OR HIGHER	27%	28%	31%
MEDIAN AGE	38.6	37.3	36.9
MEDIAN HOME VALUE	\$321,287	\$332,162	\$349,338
MEDIAN YEAR BUILT	1979	1981	1982
AVERAGE HOUSEHOLD INCOME	\$78,075	\$82,389	\$86,220
MEDIAN HOUSEHOLD INCOME	\$65,081	\$65,472	\$66,935
DAYTIME EMPLOYEES	11,255	63,452	138,145
BUSINESSES	1,453	7,076	19,901
TOTAL CONSUMER SPENDING	\$270,126,151	\$2,190,526,374	\$5,272,629,049



City Government**

Council-Manager Form of Government

11 Elected Council Members

- 1 Mayor
- 6 Ward Council Members
- 4 At-Large Members

Recreational Features

- Municipal Parks: **103** Developed, **11** Undeveloped
- Municipal Golf Courses: **5**
- Public Libraries: **7**
- Recreation/Community Centers: **7**

Physical Features**

- City Area: **163.74 square miles** (2nd Largest in CO)
- Official City Elevation: **5,435 feet**
- Highest Elevation: **6,229 feet**
 - 1/4 mi. north of Inspiration Drive and Antelope Trail
- Lowest Elevation: **5,285 feet**
 - Sand Creek Waste Water Reclamation Facility
- Latitude: 39° 41' 45" N (39.695833°)
- Longitude: 104° 48' 29" W (-104.808056°)

Aurora's Diversity

RACE AND ETHNICITY BREAKDOWN

White	55.7%
Hispanic/Latino (any race)	29.3%
Black	16.6%
Other	9.4%
Two or More Races	10.6%
Asian	6.6%
American Indian/Alaskan Native	0.8%
Native Hawaiian/Pacific Islander	0.3%

EDUCATIONAL ATTAINMENT 25+ YEARS OLD*

Graduate/Professional Degree	10.8%
Bachelor's Degree	20.5%
Associate Degree	9.6%
Some College, No Degree	21.3%
HS Diploma or GED	24.7%
9th to 12th Grade, No Diploma	6.6%
9th Grade	6.5%

Economy

- Employed People Living in Aurora age 16+: **299,504***
- People Working in Aurora: **211,534*****
- Census Unemployment Rate 16+ years old: **5.4%***
- CDLE Unemployment Rate: **3.0%*****
- Population Below Poverty Level: **10.2%***
- Median Household Income: **\$72,052**
- Per Capita Income: **\$34,497**

BY INDUSTRY

Education/Health Care/Social Services	19.4%
Professional/Scientific/Mgmt./Admin	13.9%
Retail Trade	10.6%
Arts/Entertainment/Rec./Food Service	10.2%
Construction	9.5%
Finance/Insurance/Real Estate	7.8%
Transportation/Utilities	7.7%
Manufacturing	5.7%
Other Services	4.8%
Public Administration	3.8%
Information	3.2%
Wholesale Trade	2.6%
Agriculture/Mining	0.8%

BY OCCUPATION

Mgmt./Business/Science and Arts	37.3%
Sales and Office	20.8%
Services	17.4%
Production/Transport./Material Moving	13.4%
Natural Resources/Construction and Maintenance	11.1%

Housing and Transportation*

Average Household Size: **2.76**

Number of Housing Units: **145,189**

Median Home Value: **\$350,200**

Median Monthly Gross Rent: **\$1,354**

Type of Housing:

- Single Family Detached: **52.6%**
- Single Family Attached/Duplex: **11.9%**
- Multi-family: **33.8%**
- Mobile Homes/Group Homes: **1.7%**

Transportation to Work:

- Auto: **83.2%** (**72.1%** Drive Alone, **10.2%** Carpool)
- Public Transit: **4.1%**
- Walk: **1.4%**
- Other Means: **1.1%**
- Work Remotely: **10.8%**

Housing Tenure

- Owner: **62.3%**
- Renter: **37.7%**
- Vacant: **4.7%**

**CITY
STATS**

Prepared **Sept 2023**

Sources: U.S. Census Bureau

*American Community Survey 2020 5-Year Estimates

**Planning & Development Services, Public Works, and Parks Recreation & Open Space Departments

***State of Colorado, Department of Labor and Employment May 2023 (Not Seasonally Adjusted)



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