



UNIQUE
PROPERTIES



FOR SALE: MIXED-USE RETAIL/OFFICE

5,900 SF
SQUARE FEET

7,187/0.16
SF/ACRE LOT

1954
YEAR BUILT

~~**\$1,195,000**~~
\$1,050,000
PRICE

PRICE REDUCED!



DOWNTOWN AURORA MIXED-USE VALUE-ADD OPPORTUNITY

OFFERED BY:

BRIAN MCKERNAN
Senior Broker Associate
720.881.6337

bmckernan@uniqueprop.com

1457 Florence Street
Aurora, CO 80010

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	7,187 SF
Year Built:	1954
Building Size:	5,900 SF
Zoning:	OA-MS
Price / SF:	\$177.97
County:	Arapahoe
Taxes:	\$19,547

PROPERTY OVERVIEW

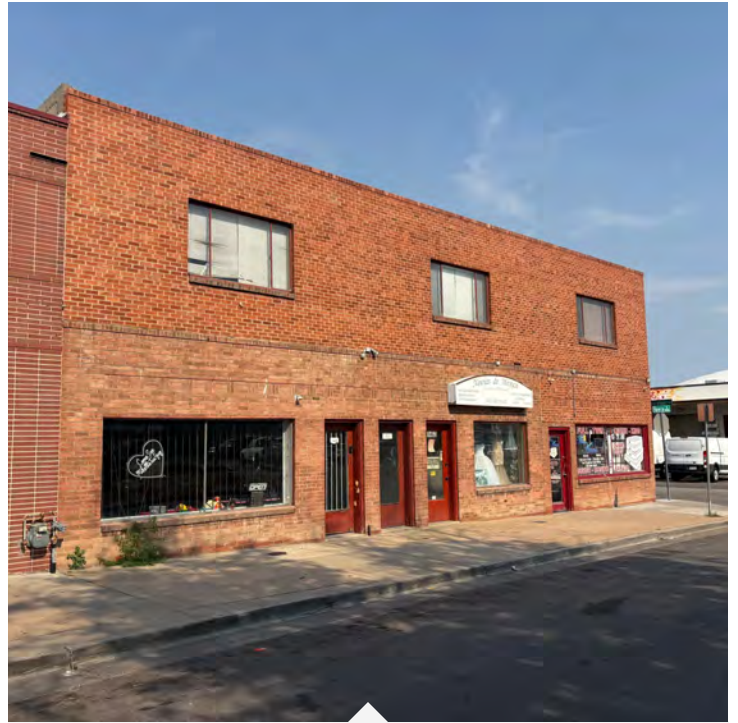
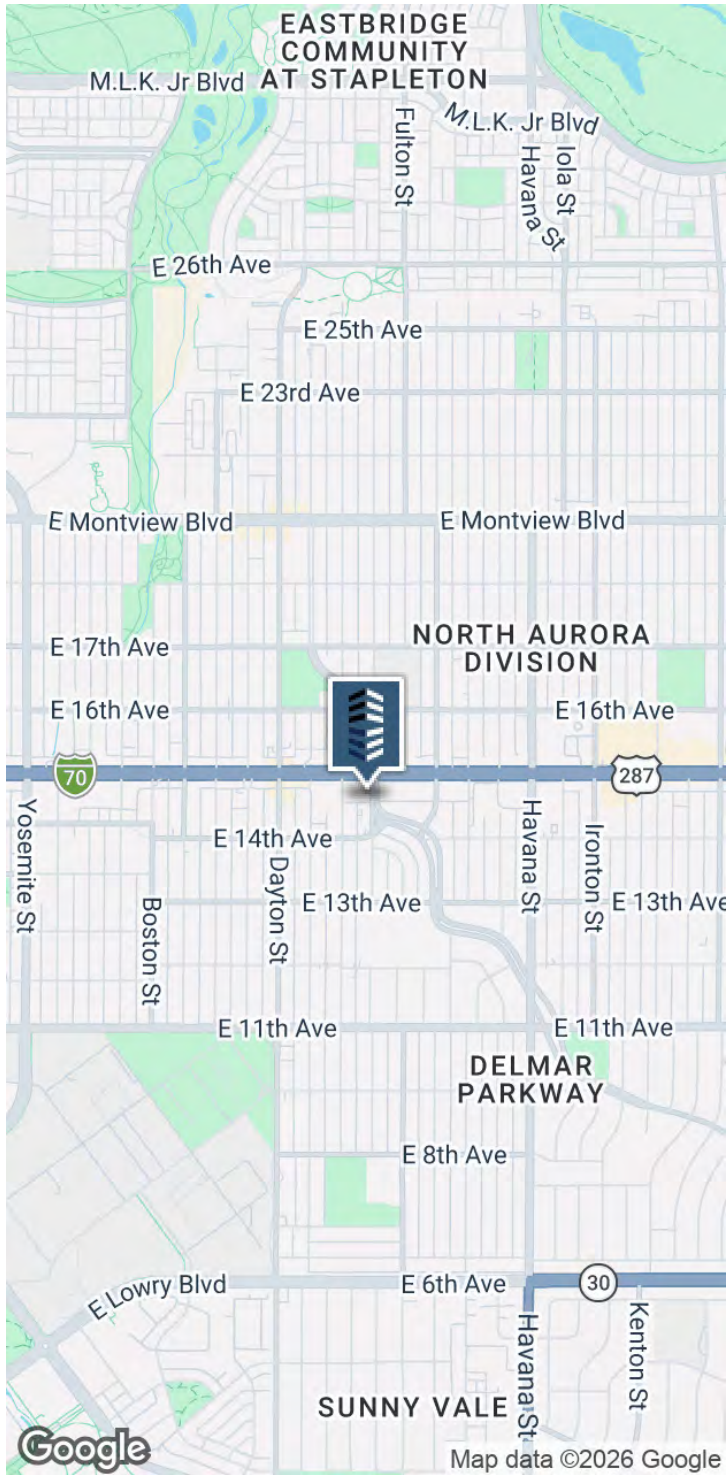
1457 Florence Street presents a rare opportunity to acquire a well-located mixed-use commercial property in the heart of Downtown Aurora, one of Metro Denver's most dynamic and evolving urban neighborhoods. Situated just one block south of East Colfax Avenue, the 5,900-square-foot building features three occupied street-level retail suites and approximately 2,950 square feet of second-floor office space ready for renovation and repositioning.

The month-to-month retail leases provide immediate income while offering a future owner exceptional flexibility to renew tenants, adjust rental rates, occupy space, or implement a long-term redevelopment strategy. Whether purchased by an owner-user, investor, creative office user, or community-based organization, the property offers significant upside through renovation, leasing, and thoughtful repositioning. Located within Aurora's Downtown Development Authority (DDA) and the Aurora Cultural Arts District (ACAD), the building is ideally positioned to benefit from continued public investment, neighborhood revitalization, and growing interest in Downtown Aurora.

Brian McKernan
Senior Broker Associate
720.881.6337
bmckernan@uniqueprop.com



PROPERTY HIGHLIGHTS



- 5,900 SF two-story mixed-use commercial building on a 7,187 SF site
- Three occupied street-level retail suites provide immediate rental income
- Approximately 2,950 SF second-floor office space ready for renovation and value creation
- Month-to-month leases provide exceptional flexibility for owner-users and investors
- Off-street parking, building signage, and prominent corner visibility
- Located within the Aurora Downtown Development Authority (DDA) redevelopment area
- Steps from the Aurora Cultural Arts District (ACAD), The People's Building, Aurora Fox Arts Center, Cerebral Brewing, restaurants, galleries, and neighborhood amenities
- Ideal opportunity for investors, owner-users, creative office users, nonprofit organizations, educational providers, or community-serving businesses

DOWNTOWN AURORA OPPORTUNITY



SUMMARY

1457 Florence Street offers a rare opportunity to acquire a well-located mixed-use commercial building in the heart of Downtown Aurora with significant upside through renovation, leasing, and repositioning. The 5,900-square-foot property consists of three occupied street-level retail suites that provide immediate income and a vacant 2,950-square-foot second floor ready for redevelopment.

The month-to-month retail leases create exceptional flexibility, allowing a future owner to stabilize income, renovate, adjust rental rates, occupy space, or reposition the property to meet changing market demand. Whether the goal is long-term investment, owner occupancy, creative office space, or a community-serving headquarters, the building offers multiple paths to create value. Located within Aurora's Downtown Development Authority (DDA), the property stands to benefit from continued public investment, infrastructure improvements, and the ongoing revitalization of one of Metro Denver's most promising urban neighborhoods.

HIGHLIGHTS

- 5,900 SF Two-Story Mixed-Use Commercial Building
- Three Occupied Retail Suites Provide Immediate Cash Flow
- Approximately 2,950 SF Second Floor Ready for Renovation
- Month-to-Month Leases Provide Maximum Ownership Flexibility
- Opportunity to Increase Income through Leasing and Repositioning
- Off-Street Parking and Building Signage
- Located within the Aurora Downtown Development Authority (DDA)
- Ideal Owner-User, Investment, or Redevelopment Opportunity

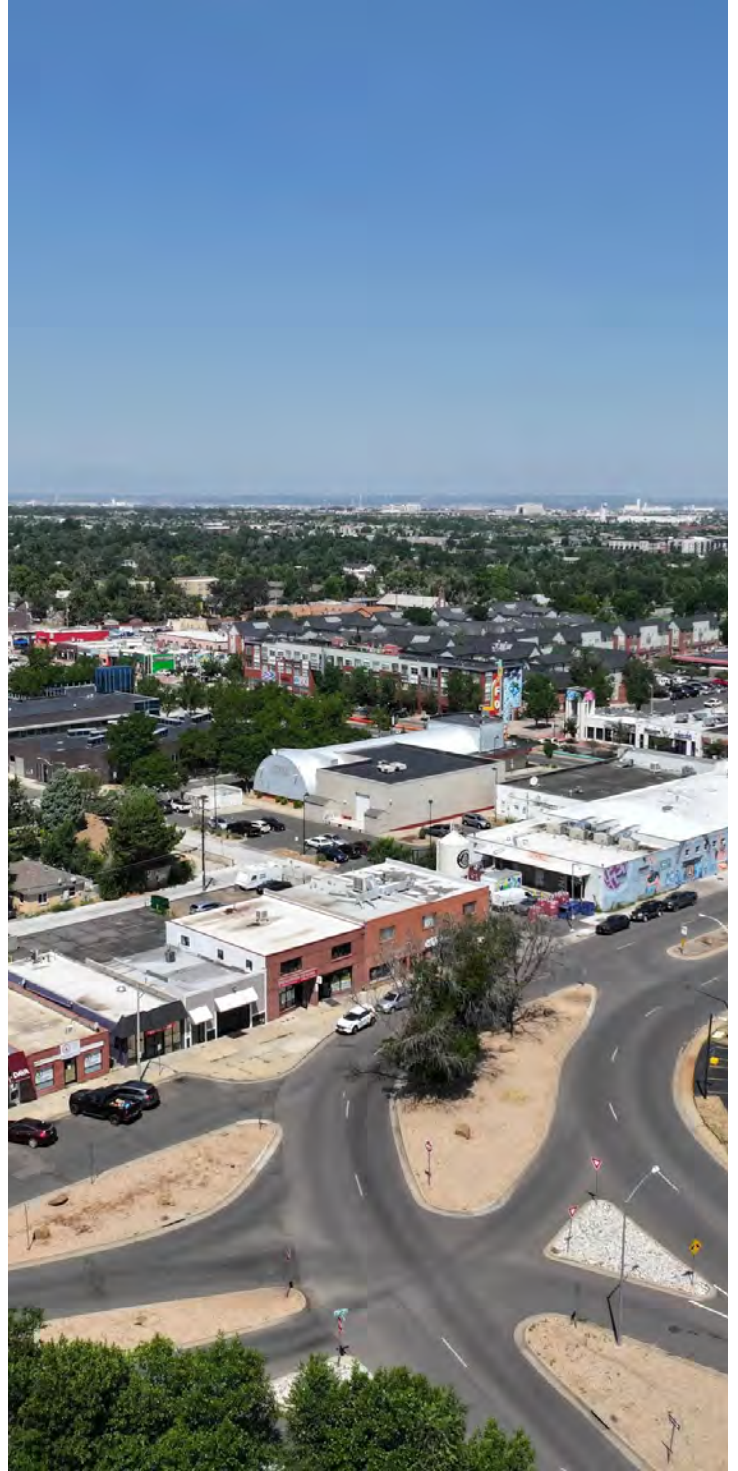
SUMMARY

Downtown Aurora has emerged as one of the Denver metro area's most diverse and authentic urban neighborhoods, blending arts, culture, local businesses, and community investment into a vibrant commercial district. Just steps from East Colfax Avenue, Florence Street is surrounded by locally owned restaurants, breweries, theaters, galleries, neighborhood retailers, and public gathering spaces that attract visitors from across the region.

The property is located within both the Aurora Downtown Development Authority (DDA) and the Aurora Cultural Arts District (ACAD), where public and private investment continues to strengthen the area's long-term outlook. The neighborhood is also home to numerous nonprofit organizations, educational programs, healthcare providers, libraries, and community service agencies that serve Aurora's diverse population. Excellent access to Interstate 70, Interstate 225, RTD transit, the East Colfax Bus Rapid Transit corridor, Stanley Marketplace, and the Anschutz Medical Campus further enhances the property's accessibility and investment appeal.

HIGHLIGHTS

- Located within Aurora Downtown Development Authority (DDA)
- Part of the Aurora Cultural Arts District (ACAD)
- Walkable Neighborhood with Restaurants, Breweries, Theaters, and Galleries
- Strong Presence of Nonprofit and Community Service Organizations
- Near The People's Building, Aurora Fox Arts Center, DAVA, and Martin Luther King Jr. Library
- Convenient Access to I-70, I-225, RTD Transit (East Colfax BRT Corridor)
- Minutes from Stanley Marketplace and Anschutz Medical Campus
- Continued Public and Private Investment Supporting Neighborhood Revitalization





TEXT HEADLINE

1457 Florence Street offers exceptional flexibility for a wide range of buyers seeking an urban commercial property with both existing income and future upside. Investors can capitalize on current retail income while renovating and leasing the second floor to increase long-term value. Owner-users have the opportunity to occupy all or part of the building while benefiting from rental income generated by the retail suites.

The property's flexible layout and OA-MS zoning also make it well suited for creative office users, nonprofit organizations, educational providers, healthcare and counseling services, professional offices, and arts or cultural organizations. As Downtown Aurora continues to evolve, the building provides an opportunity to establish a long-term presence in a neighborhood where business, community, culture, and public investment intersect. Its adaptability allows future owners to tailor the property to changing market needs while serving the surrounding community.

BULLETS HEADLINE

- Owner-User Headquarters Opportunity
- Value-Add Investment with Future Leasing Potential
- Creative Offices, Studios, and Collaborative Workspaces
- Nonprofit, Educational, and Community Service Organizations
- Healthcare, Counseling, and Professional Office Uses
- Retail, Restaurant, or Neighborhood Commercial Businesses
- Mixed-Use Redevelopment and Adaptive Reuse Potential
- Flexible Building Layout with Multiple Occupancy Strategies

LOCATION OVERVIEW



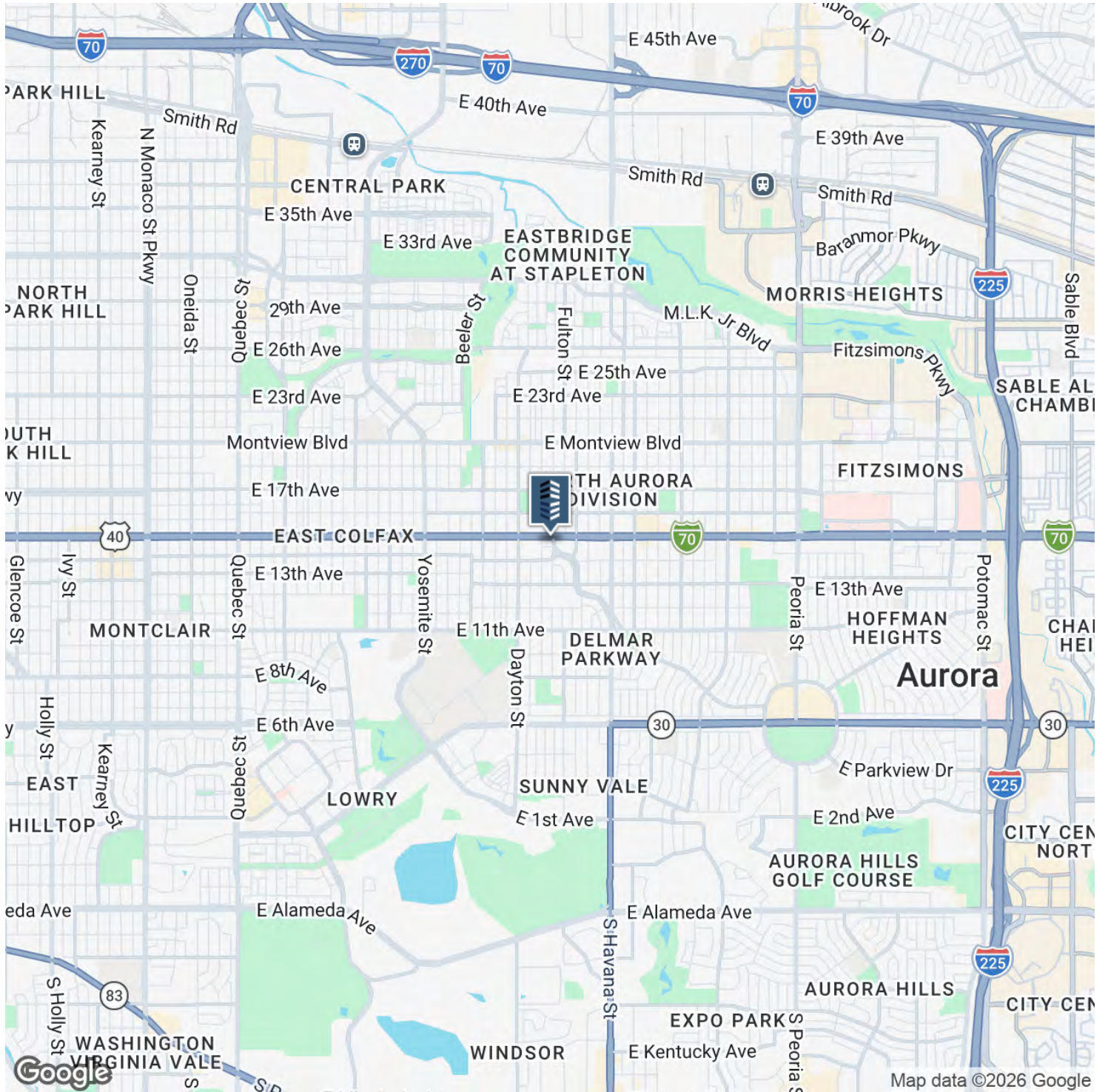
LOCATION DESCRIPTION

1457 Florence Street is located in the heart of Downtown Aurora, one of the Denver metro area's most culturally diverse and rapidly evolving commercial districts. Just off East Colfax Avenue, Florence Street offers a unique blend of locally owned restaurants, breweries, arts organizations, theaters, neighborhood retail, and community gathering spaces that create an authentic urban environment.

The property is located within both the Aurora Downtown Development Authority (DDA) and the Aurora Cultural Arts District (ACAD), where ongoing public and private investment continues to strengthen the area's long-term appeal. The neighborhood is also home to numerous nonprofit organizations, educational programs, libraries, and community service providers, making it an important destination for residents throughout Aurora. Convenient access to Interstate 70, Interstate 225, RTD transit, the East Colfax Bus Rapid Transit (BRT) corridor, Stanley Marketplace, and the Anschutz Medical Campus further enhances the property's accessibility and long-term investment potential.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	838	2,915	9,930
Total Population	2,287	8,605	28,559
Average HH Income	\$57,385	\$62,791	\$72,463

LOCATION MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1457	Taxes	1,000 SF	16.95%	\$24.00	\$24,000	M2M	-
1463	Novias de Mexico	950 SF	16.10%	\$16.42	\$15,600	M2M	-
1465	Miss Anns	1,000 SF	16.95%	\$18.00	\$18,000	M2M	-
1461: 2nd Floor	Office Space (Vacant)	2,950 SF	50%	-	-	-	-
TOTALS		5,900 SF	100%		\$57,600		