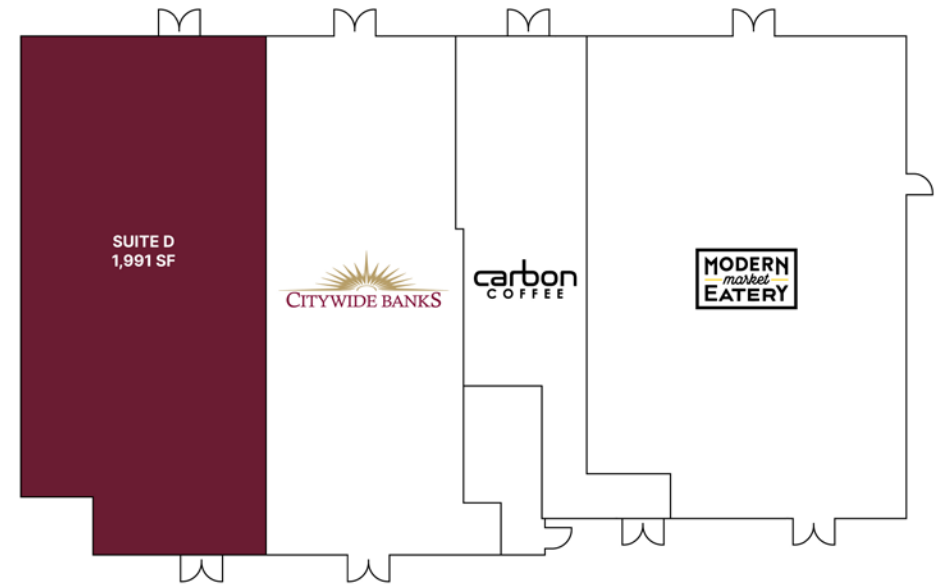




12230 E Colfax ave
AURORA, CO 80011

Prime Ground Floor Retail in Fitzsimmons
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Ground floor retail of newly constructed 140-room hotel across from Anschutz Medical Campus
- 1,564 multifamily units under construction nearby, 866 of which are directly adjacent to the Property
- Prime location with excellent visibility and exposure
- Quick, easy access to I-225, I-70, and RTD Colfax Light Rail Station

RETAIL LEASING

SH

SullivanHayes
BROKERAGE

Shane Crawford
303.370.7458
scrawford@sullivanhayes.com

5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com



Demographics (3 MILE RADIUS)

TOTAL POPULATION	AVERAGE ANNUAL INCOME	DAYTIME POPULATION
163,279	\$100,226	81,834

DEMOGRAPHICS SOURCE: ESRI 2023

Traffic Counts

	COLFAX AVE EAST OF PEORIA ST 42,000 ADT (ESRI 2022)		PEORIA ST NORTH OF COLFAX AVE 25,553 ADT (ESRI 2021)
	COLFAX AVE WEST OF PEORIA ST 27,000 ADT (ESRI 2022)		PEORIA ST SOUTH OF COLFAX AVE 28,886 ADT (ESRI 2021)



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View
Agency
Disclosure

ALL INFORMATION TO BE
INDEPENDENTLY VERIFIED.