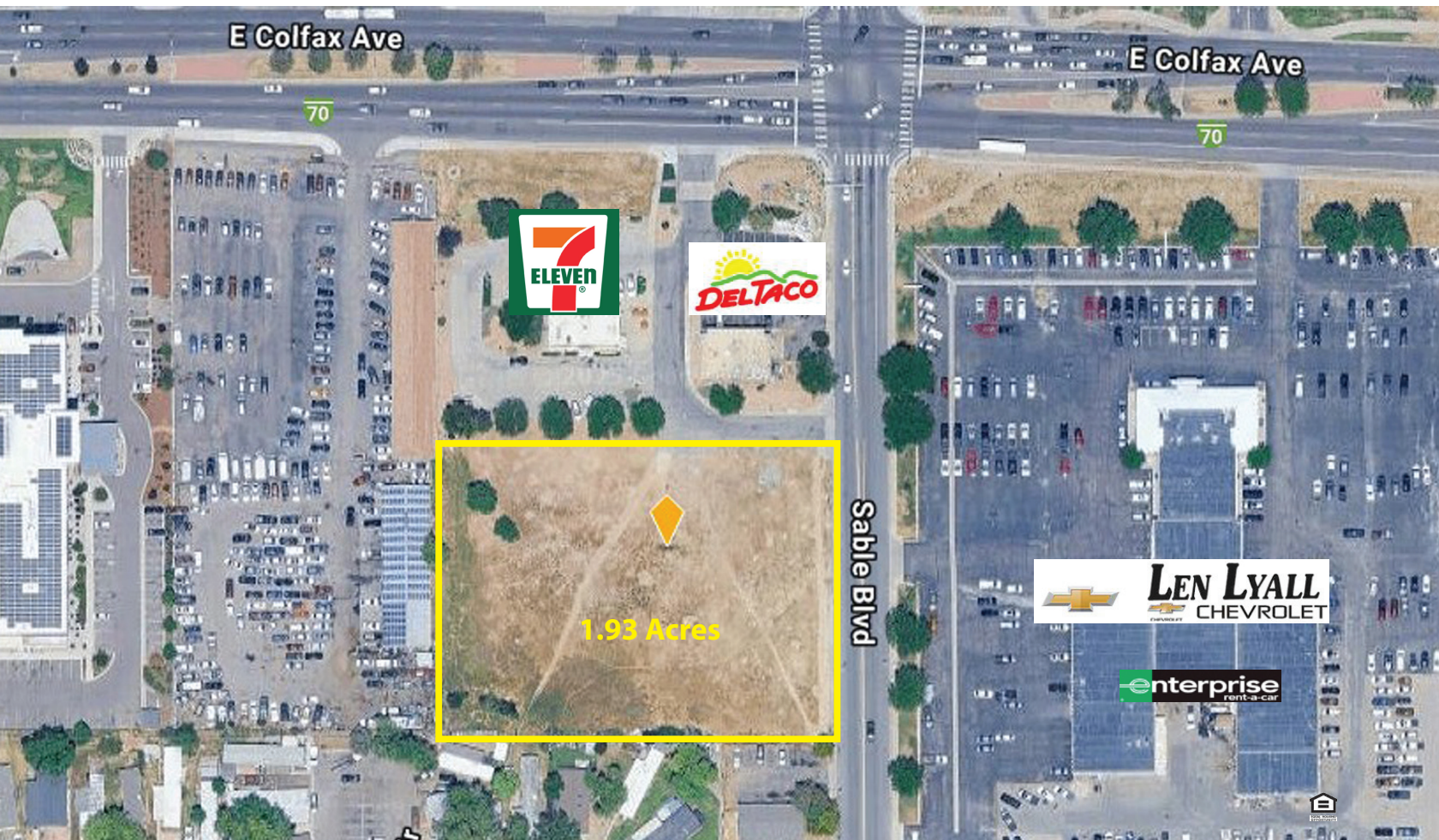


Aurora Vacant Land for Sale

1455 Sable Blvd, Aurora, CO 80011



www.FullerRE.com



PROPERTY OVERVIEW

Lot Size:	1.93± Acres
Zoning:	MU-C Aurora (See Back for Zoning Link)
Taxes:	\$16,521 (2024)
Sale Price:	\$2,900,000

PROPERTY NARRATIVE

Located on Sable Blvd off of E Colfax Avenue, this lot is available for many permitted uses:

Multi-Family, Daycare, School, Vet Clinic/Kennel, Restaurant, Hotel, Medical Outpatient Building, Shooting Range, Pawnbroker, Liquor, Retail, Self-Storage, Equipment Rental, Auto Sales, Convenience Store/Fuel, Auto Repair, and Car Wash

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

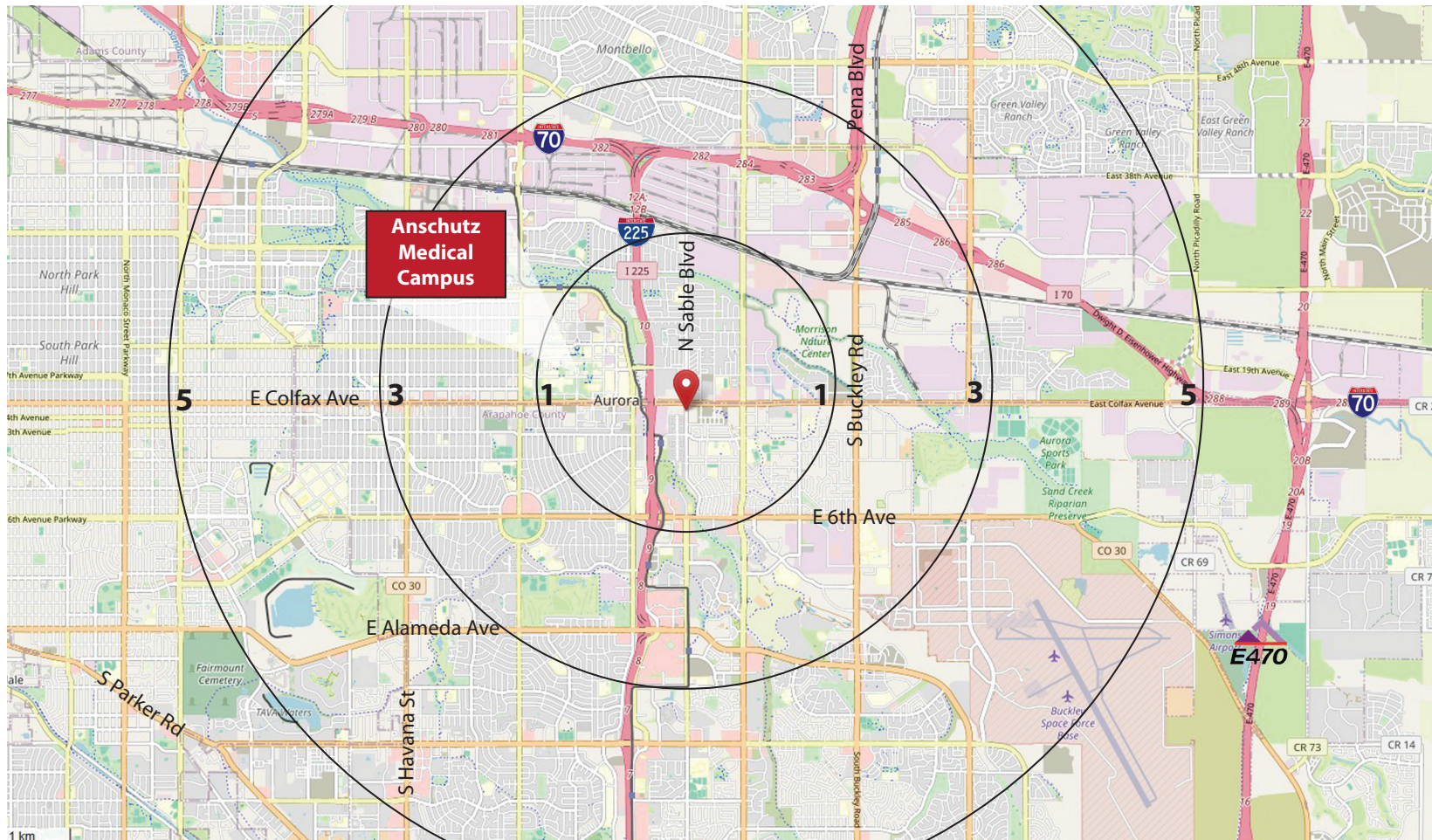
Andrew Dodgen
(720) 287-5412 direct
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www.FullerRE.com

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



Welcome to the
CITY OF AURORA
Colorado



**MU-C
ZONING**



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

7,206

48,284

368,849



Households

14,313

106,677

135,137



Median HH Income

\$43,137

\$58,521

\$67,623



Median Age

33.10

33.70

35.20



Traffic

29,203 vpd - E Colfax Ave @ Sable Blvd (2025)

Source: CoStar 2024

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.