

RELIGIOUS FACILITY

15600 EAST ALAMEDA PARKWAY, AURORA, CO 80017

RBM
Real Estate Solutions



FOR SALE - \$3,795,000

RBM REAL ESTATE SOLUTIONS

1120 N Lincoln St, Ste 710
Denver, CO 80203



PRESENTED BY:

SARAH ROBERTS, CCIM

Commercial Broker
office: (303) 455-0600
cell: (303) 565-0699
sroberts@rbmdenver.com
FA.100106179, Colorado

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PROPERTY SUMMARY

15600 EAST ALAMEDA PARKWAY | AURORA, CO 80017



Property Summary

Price:	\$3,795,000
Building SF:	22,261
Price / SF:	\$170.48
Lot Size:	128,450 SF
Sanctuary Seating:	500
Parking:	134
Year Built:	1983
Renovated:	2014
Zoning:	R-3

Property Overview

Positioned on a 2.949-acre site in a prime Aurora location, this expansive 22,261 SF religious facility offers a unique opportunity for a growing congregation, educational institution, or adaptive reuse development. Originally built in 1983 and renovated in 2014, the property boasts a well-maintained sanctuary, office spaces, classrooms, media room, podcast studio, a coffee shop, and ample parking. The site is zoned R-3 (Medium Density Multifamily Residential), allowing for potential redevelopment or continued religious use.

Location Overview

Situated at the southwest corner of E Alameda Parkway and S Joplin Street, the property benefits from strong regional connectivity. It is approximately 9.5 miles southeast of downtown Denver and within 1.25 miles of I-225, facilitating access to major employment hubs and commercial districts. The surrounding area is characterized by a mix of multifamily and single-family residential developments, retail centers, and open green spaces, including a creek and trail system to the west.

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PROPERTY PHOTOS

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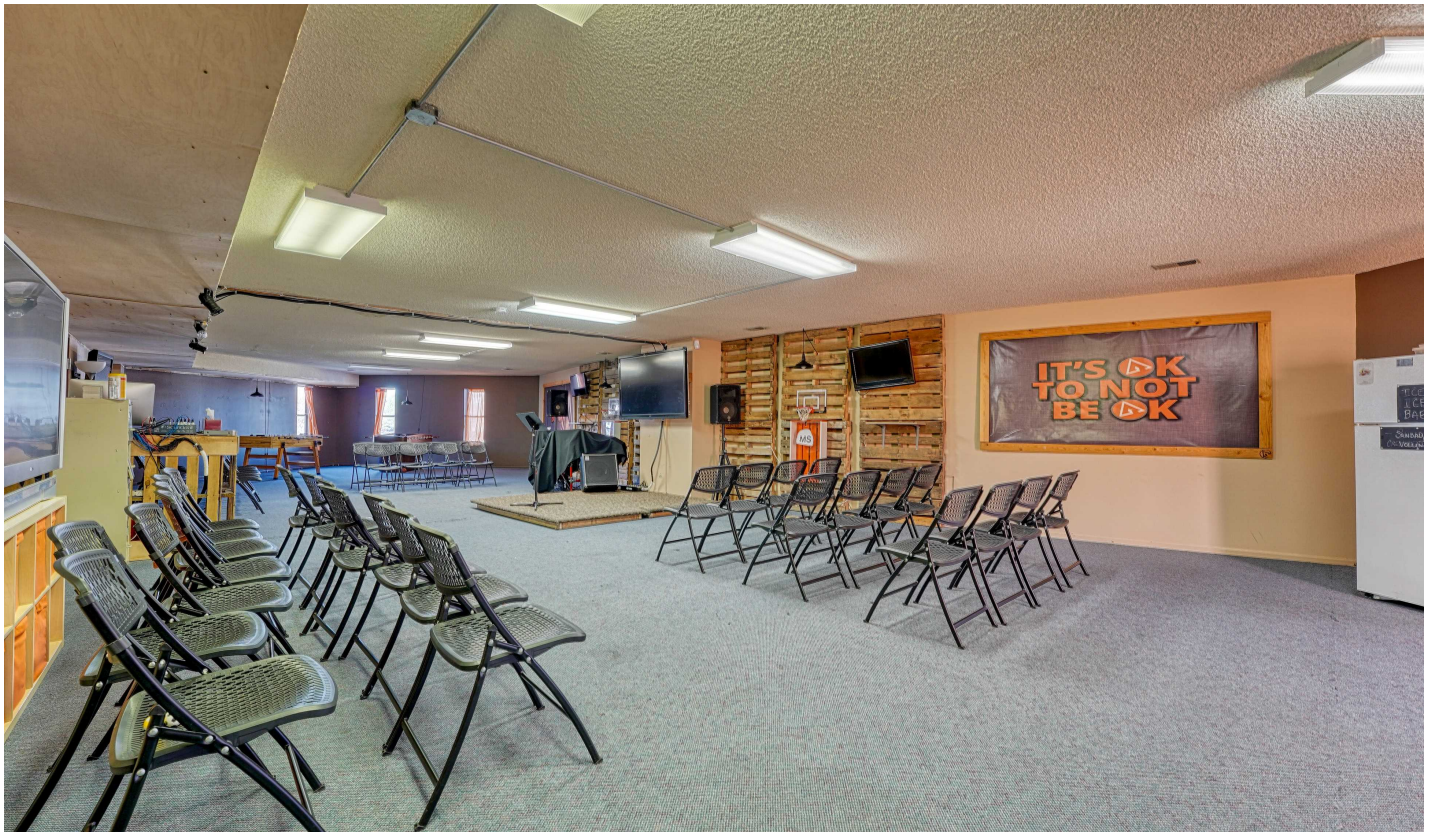
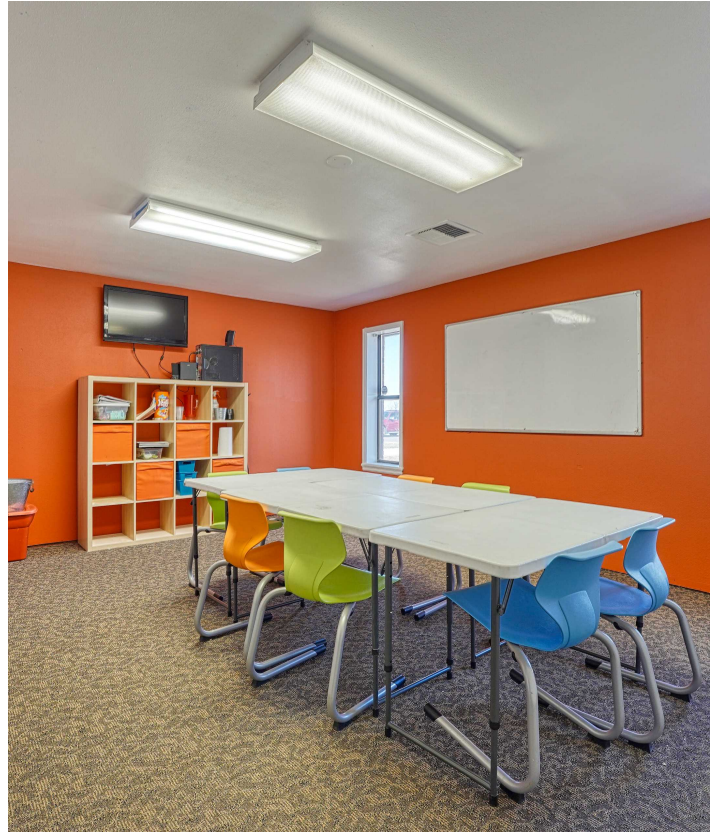
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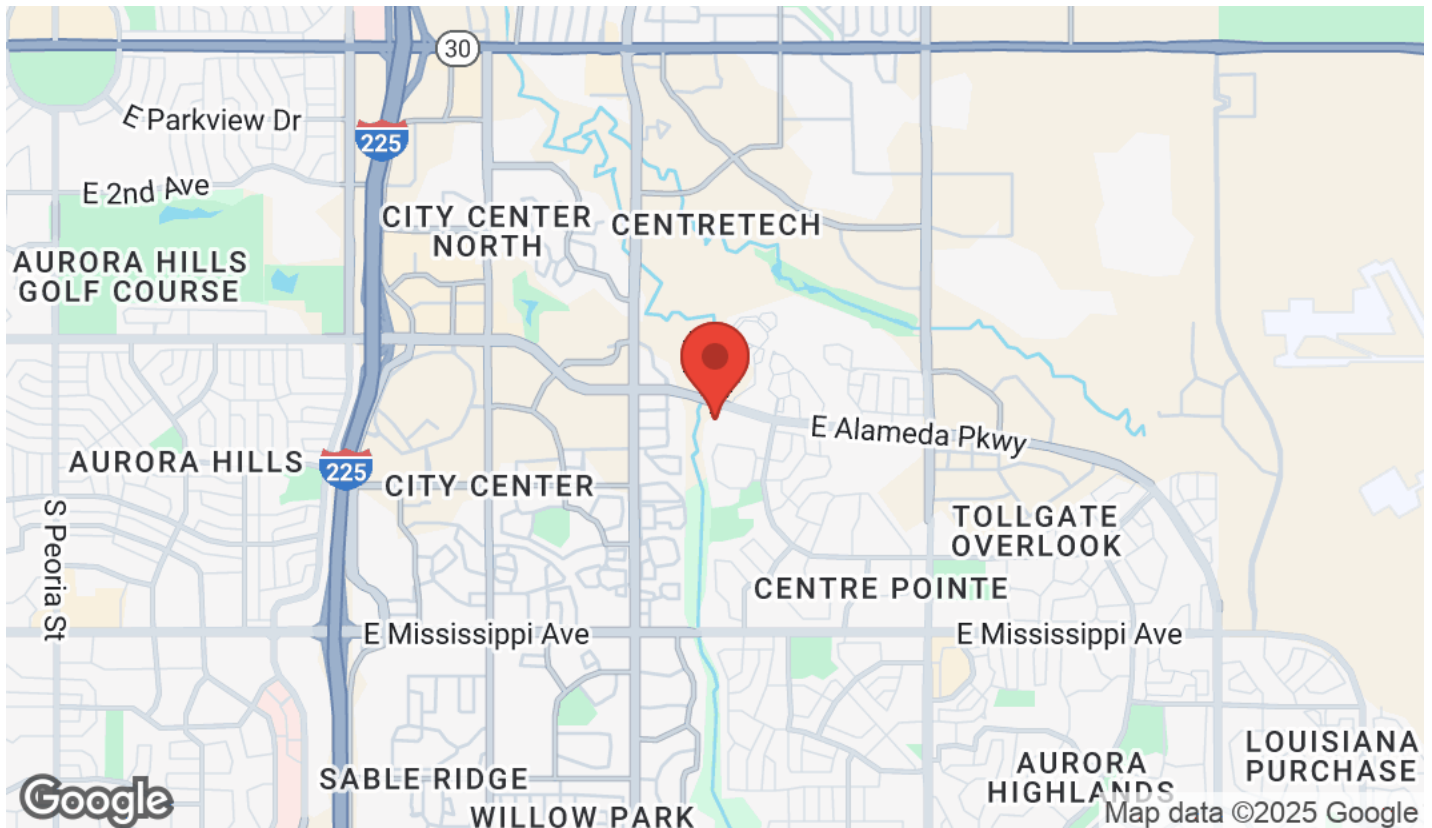
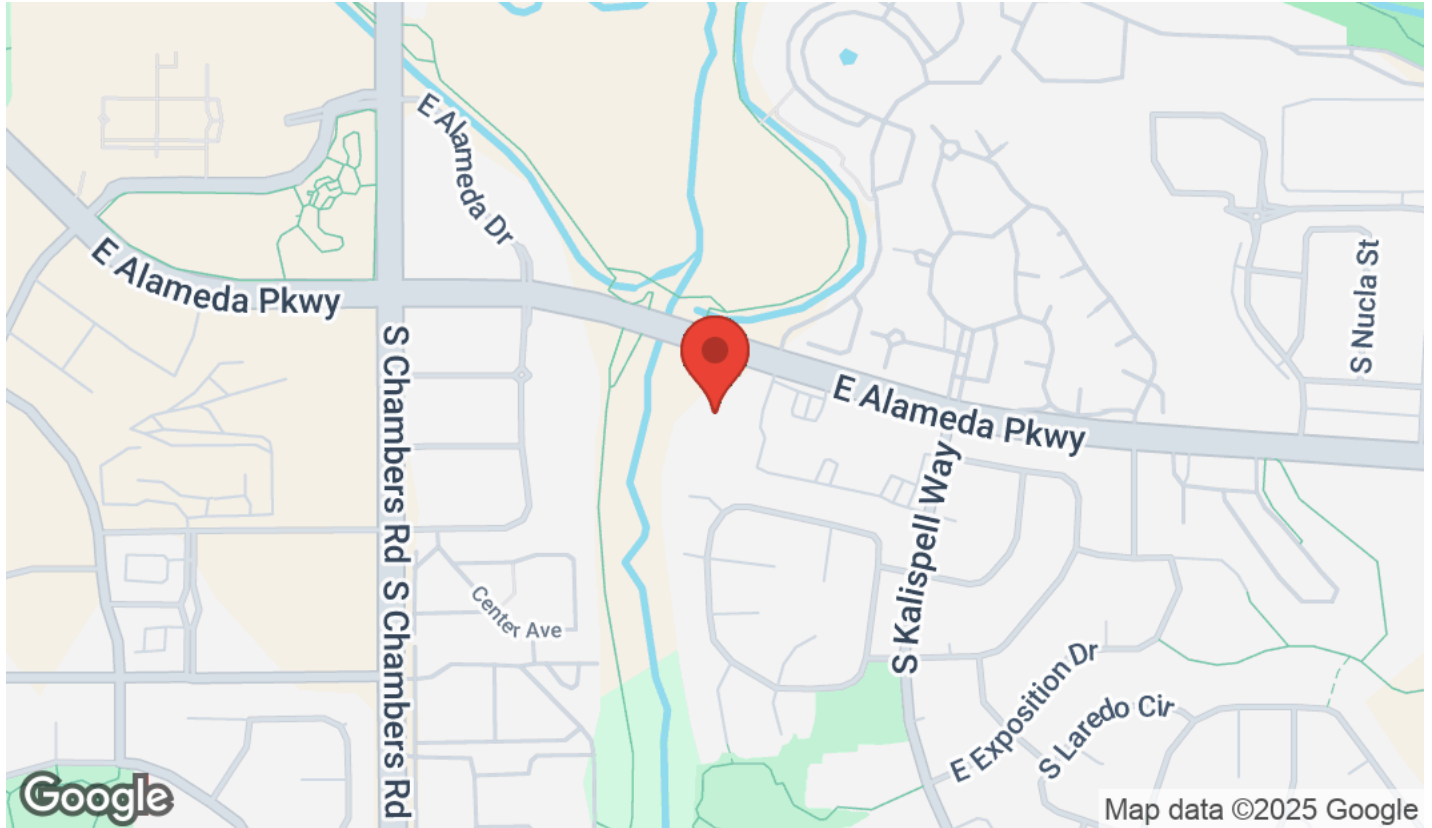


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LOCATION MAPS

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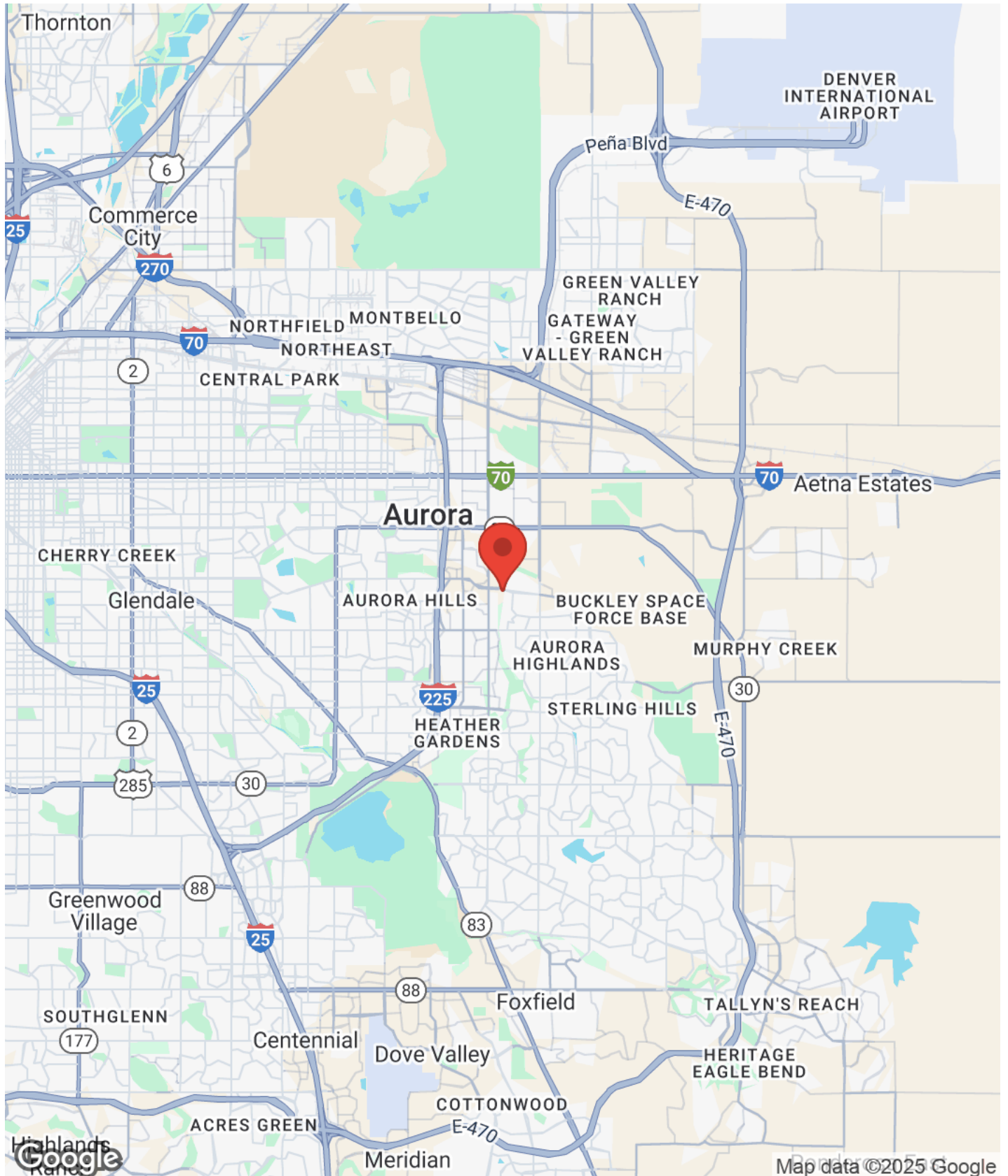
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REGIONAL MAP

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AERIAL MAP

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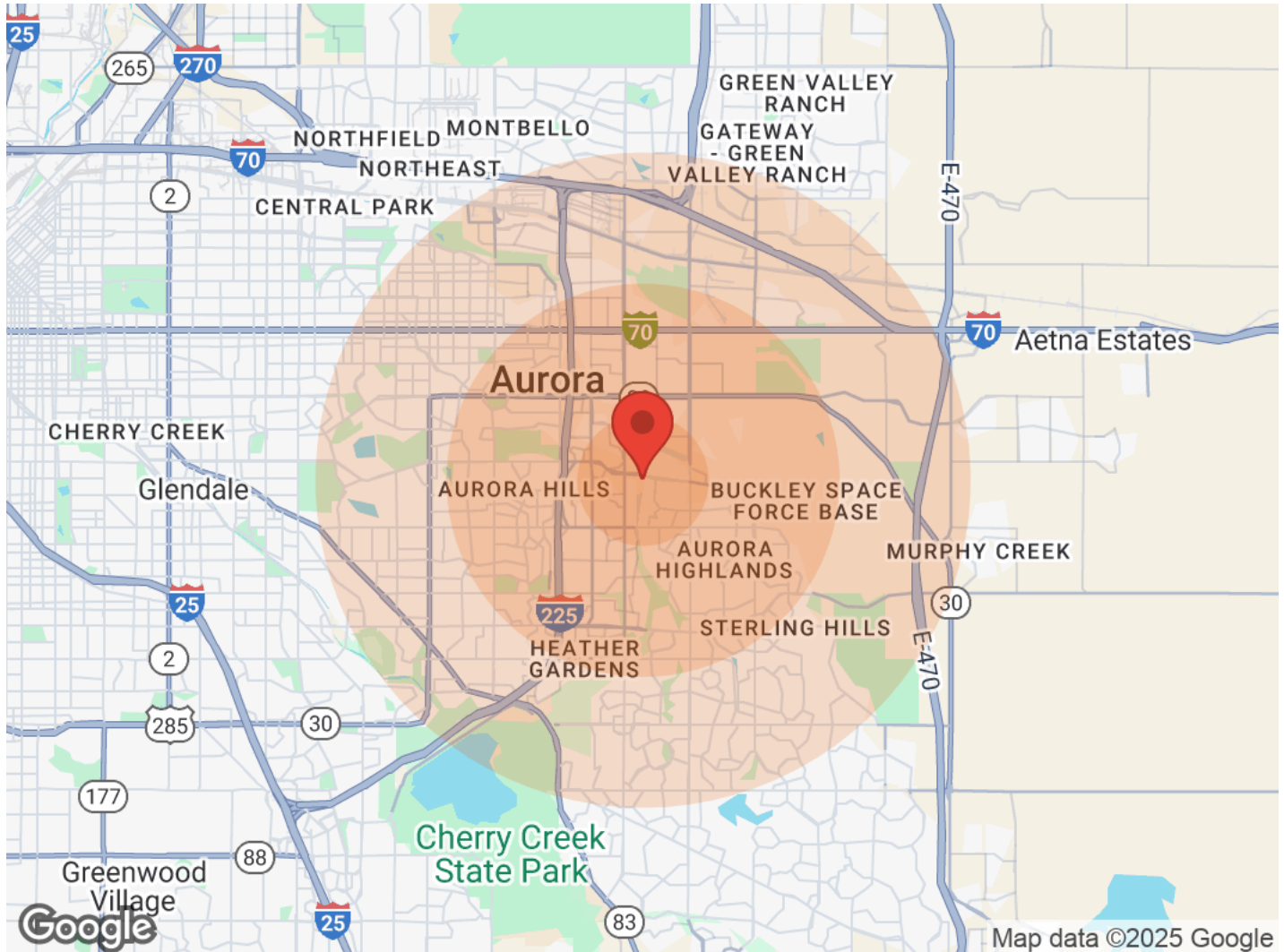


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,979	71,969	167,176
Female	7,880	74,303	173,551
Total Population	15,859	146,272	340,727

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,842	34,754	77,129
Ages 15-24	1,991	20,006	44,479
Ages 25-54	7,234	60,092	138,536
Ages 55-64	1,580	15,633	37,203
Ages 65+	1,212	15,787	43,380

Race	1 Mile	3 Miles	5 Miles
White	7,575	80,671	203,407
Black	3,744	28,470	56,178
Am In/AK Nat	71	568	1,171
Hawaiian	20	198	349
Hispanic	6,574	54,824	114,861
Multi-Racial	8,180	64,732	133,882

Income	1 Mile	3 Miles	5 Miles
Median	\$45,375	\$46,073	\$46,044
< \$15,000	1,034	7,784	20,860
\$15,000-\$24,999	989	7,188	16,817
\$25,000-\$34,999	1,050	7,043	16,773
\$35,000-\$49,999	1,000	9,449	22,010
\$50,000-\$74,999	1,558	11,850	26,247
\$75,000-\$99,999	349	5,896	14,634
\$100,000-\$149,999	495	4,527	11,703
\$150,000-\$199,999	56	966	3,046
> \$200,000	N/A	380	1,665

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,974	59,054	145,800
Occupied	6,515	54,900	134,921
Owner Occupied	2,332	29,230	71,085
Renter Occupied	4,183	25,670	63,836
Vacant	459	4,154	10,879

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DISCLAIMER

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