

21 Fitzsimons

2101 North Ursula Street | Aurora, CO



AVAILABLE

4,400 SF + patio

RATE

Negotiable

NNN

\$7.39/SF

USE

2nd generation restaurant but open to retail or fitness

ABOUT THE ANSCHUTZ MEDICAL CAMPUS

- The University of Colorado Anschutz Medical Campus is the largest academic medical center in the Rocky Mountain Region.
- The campus is home to the UC Health University of Colorado Hospital, Children's Hospital Colorado, and the Rocky Mountain Regional VA Medical Center.
- The Anschutz Medical Campus has a combined community of approximately 30,000 individuals encompassing faculty, residents, staff, and students.
- The total economic impact of the Anschutz Medical Campus is estimated to be \$19.4 billion as of the 2023-2024 fiscal year.

ABOUT THE RESTAURANT SPACE

- 4,400 SF second generation restaurant space + patio
- The existing FF&E can be purchased directly from the existing tenant.
- Located within the Fitzsimons Innovation Community which was approved in June 2025 to include up to 7,266 new housing units.
- Currently, the Fitzsimons Innovation Community includes over 850 apartment units which are over 90% occupied.

CONTACT

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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	20,087	155,312	375,656
2030 Projected Population	21,914	159,568	384,805
Projected Annual Growth 2025 to 2030	1.76%	0.54%	0.48%
Daytime Population			
2025 Daytime Population	24,009	157,025	359,252
Workers	14,113	80,128	179,449
Residents	9,896	76,897	179,803
Income			
2025 Est. Average Household Income	\$89,501	\$103,155	\$117,736
2025 Est. Median Household Income	\$64,501	\$76,228	\$84,463
Households & Growth			
2025 Estimated Households	7,211	51,991	137,020
2030 Projected Households	7,989	53,709	140,041
Projected Annual Growth 2025 to 2030	2.07%	0.65%	0.44%
Race & Ethnicity			
2025 Est. White	31%	32%	40%
2025 Est. Black or African American	17%	17%	19%
2025 Est. Asian or Pacific Islander	8%	6%	6%
2025 Est. American Indian or Native Alaskan	2%	2%	2%
2025 Est. Other Races	42%	43%	34%
2025 Est. Hispanic	49%	48%	37%





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