

1280 YOSEMITE STREET

AURORA, CO 80010

\$2,000,000

OFFERING MEMORANDUM



PREPARED BY:

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PROPERTY SUMMARY

1280 YOSEMITE STREET



PROPERTY DESCRIPTION

Unlock the full potential of urban investment with this exceptional .75-acre parcel, strategically zoned for a luxury residential mixed use development. Located in the high-demand area of Aurora, CO, strong demographic growth and robust demand, this site presents a rare opportunity for developers and investors to bring a premier luxury multifamily or SFR attached project to market in a dynamic, rapidly urbanizing submarket of the Denver metro area. This project is ideal for developers looking for their next flagship build.

PROPERTY HIGHLIGHTS

- **Zoned & Approved:** Residential Mixed Use development to streamline your timeline.
- **Prime Location:** Nestled in a high-growth area of Aurora, minutes from Anschutz Medical Campus, Buckley Space Force Base, DIA, and major commuter routes like I-225 and E-470.
- **Strong Market Demand:** Aurora continues to attract professionals, students, and families, with limited new luxury inventory—perfect conditions for high

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	0.75 Acres
Zoning:	OA-RMU

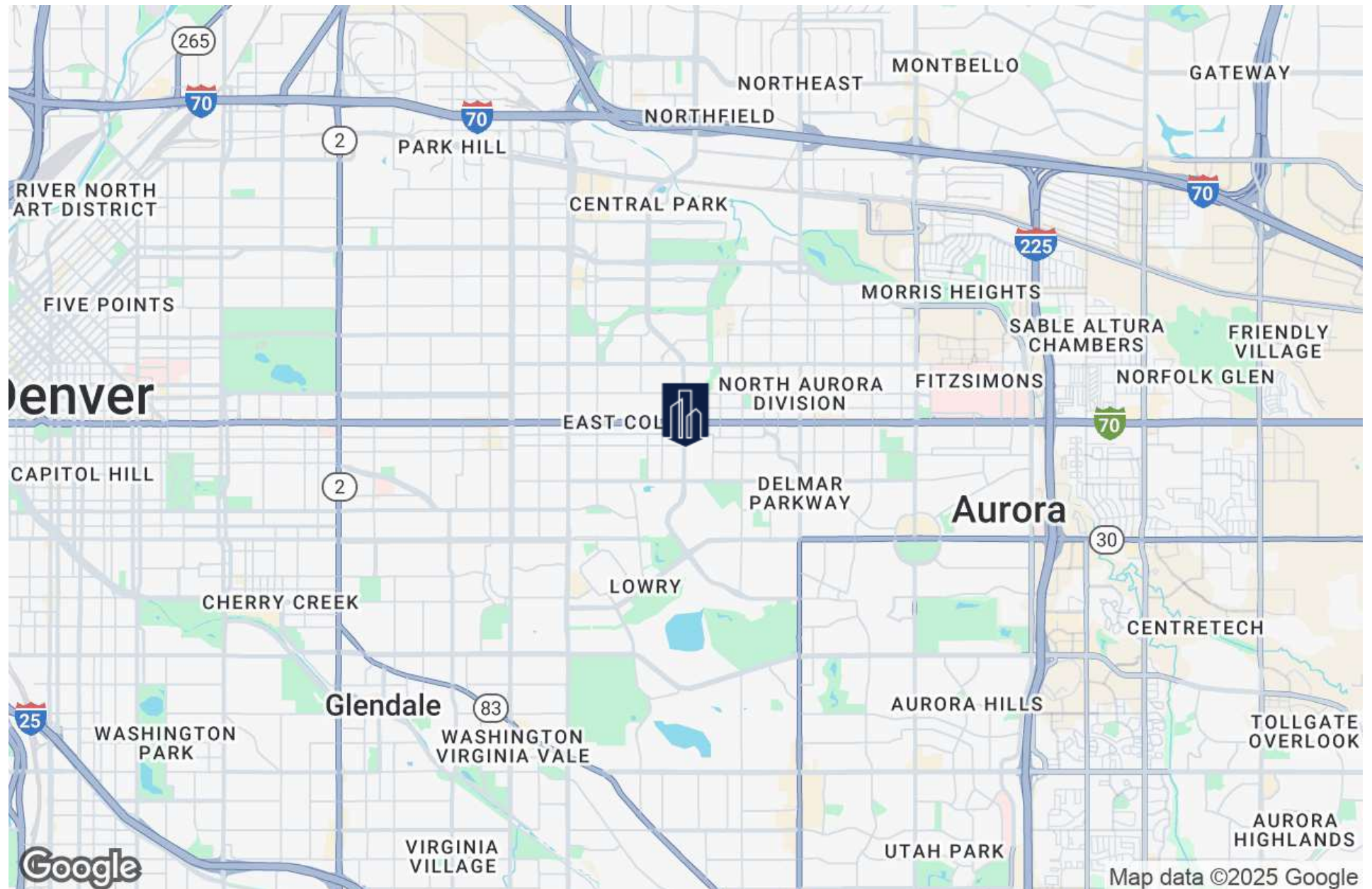
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,753	71,257	199,261
Total Population	26,098	181,349	476,602
Average HH Income	\$94,278	\$120,256	\$118,817

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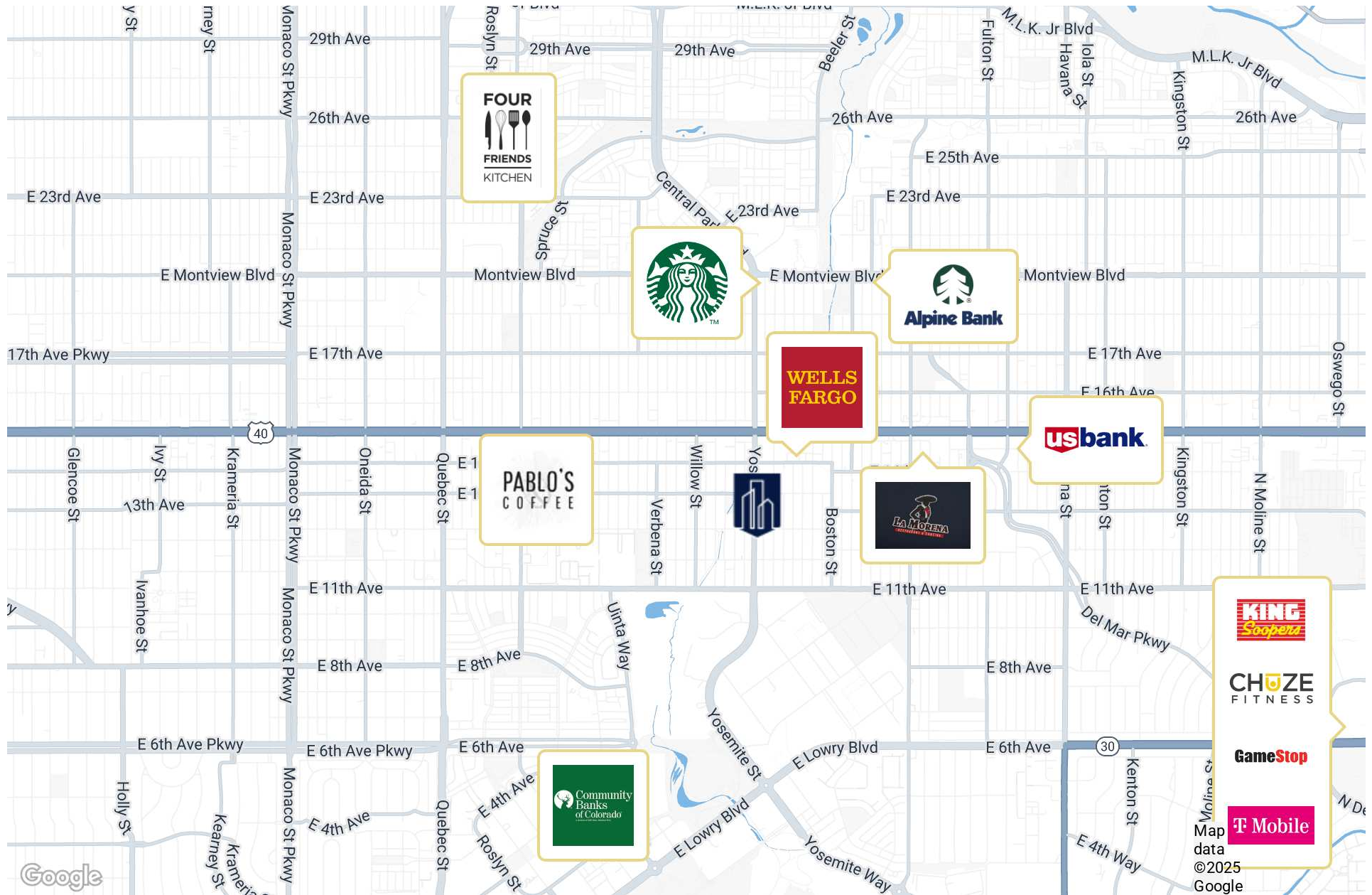
REGIONAL MAP

1280 YOSEMITE STREET



RETAILER MAP

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AERIAL MAP

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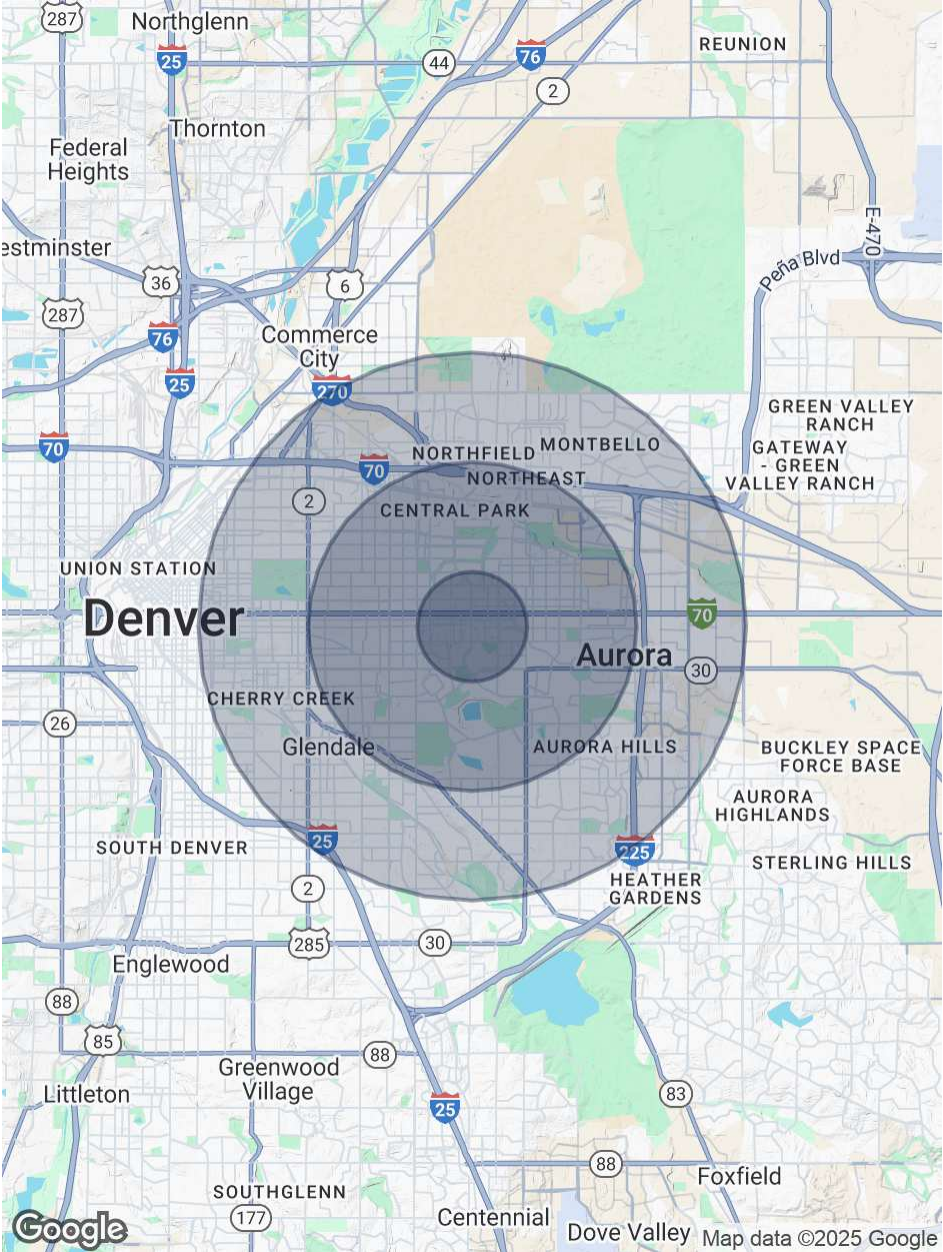
DEMOGRAPHICS MAP & REPORT

1280 YOSEMITE STREET

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,098	181,349	476,602
Average Age	35	38	38
Average Age (Male)	35	37	37
Average Age (Female)	35	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,753	71,257	199,261
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$94,278	\$120,256	\$118,817
Average House Value	\$620,275	\$686,832	\$691,374

Demographics data derived from AlphaMap



ADDITIONAL PHOTOS

1280 YOSEMITE STREET



DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. In All financial projections and information are provide for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Madison Commercial Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which

making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Madison Commercial Properties. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Madison Commercial Properties. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Madison Commercial Properties.

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For more information about this building, contact:

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