

**16800 | E MISSISSIPPI AVE**

AURORA, CO 80017

SALE PRICE  
**\$3,250,000**



**FREESTANDING BUILDING**  
RETAIL/ OFFICE ON 1.39 AC



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# PROPERTY HIGHLIGHTS

|               |   |
|---------------|---|
| Address       | 16800 E Mississippi Ave<br>Aurora, CO 80017 |
| Sale Price    | \$3,250,000                                 |
| Price/SF      | \$201/SF                                    |
| Year Built    | 1986  |
| Zoning        | MU-C  |
| County        | Arapahoe                                    |
| Taxes (2024)  | \$63,578.91                                 |
| Building Size | 16,165 SF                                   |
| Lot Size      | 1.39 Acres                                  |
| Elevator      | Yes   |
| Parking       | 85 Spaces                                   |
| Signage       | Monument & On Building                      |

## TENANT DETAILS

Long-term tenant with over 15 years of occupancy and two (2) years remaining on the current lease. The tenant provides stable triple-net income of \$225,000 annually, strong 6.9% cap rate for dependable, in-place cash flow.

- Long Term Tenant – Currently leased as an (NNN) Triple Net basis through 12/31/2027
- Roof was replaced in 2018
- Parking Ratio of 5.25/1,000 SF
- MU-C (Mixed-Use Corridor) Zoning see details on page 3

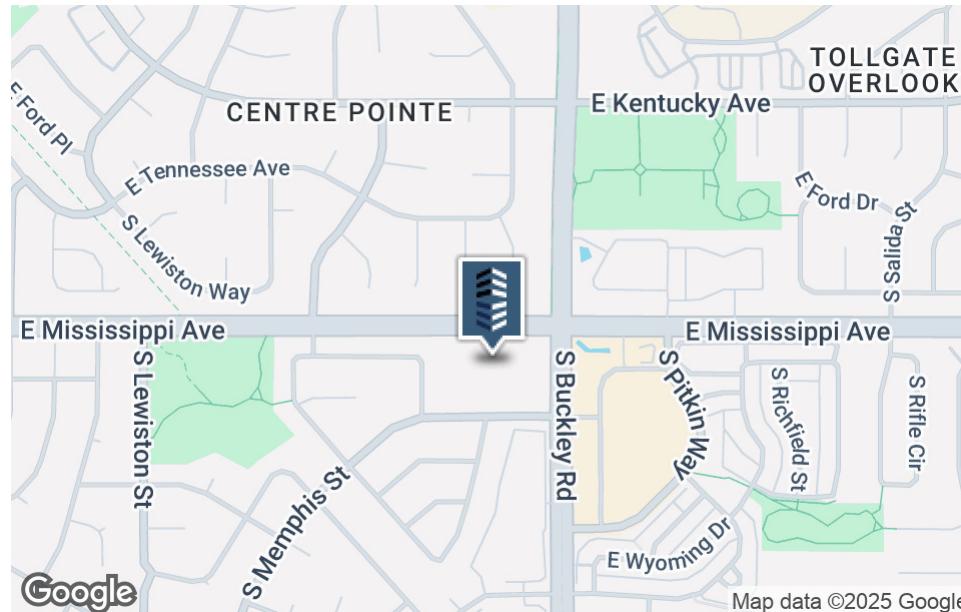
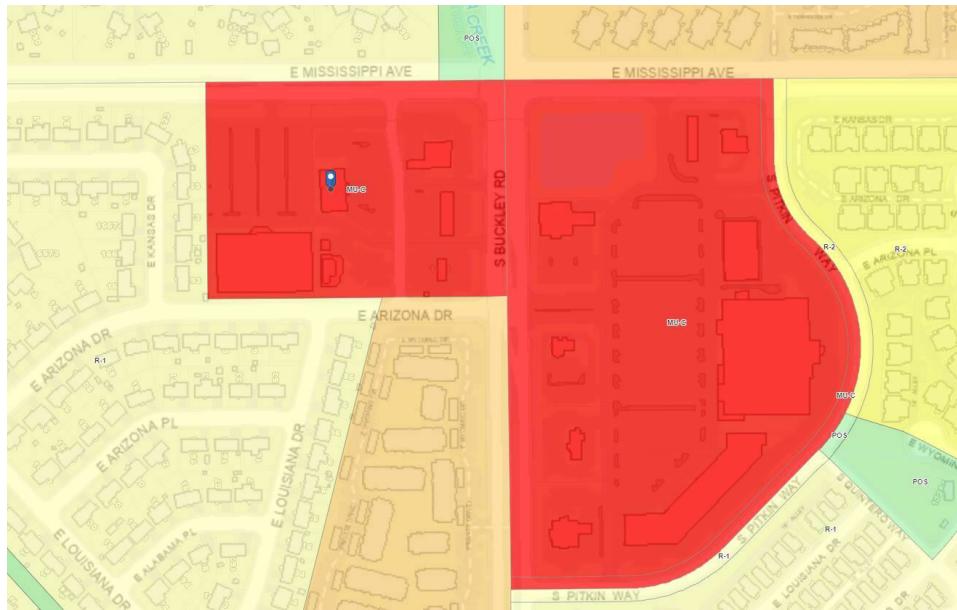


## PROPERTY DESCRIPTION

Excellent opportunity for an owner-user/ investor looking for a property with a diverse range of permitted uses with the versatile MU-C zoning. Priced below replacement cost. The availability of monument signage enhances visibility and advertising opportunities. Easily accessible and convenient location near retail, restaurants, and entertainment.



# MU-C ZONING



## MU-C (MIXED-USE CORRIDOR) ZONING IN AURORA, CO

Designed to support a mix of commercial, residential, and office uses along key transportation corridors. This zoning encourages higher-density development with pedestrian-friendly environments.

Typical permitted uses include:

### Commercial Uses:

- Retail Sales: Shops selling goods directly to consumers, including grocery stores, boutiques, and specialty stores.
- Personal Services: Businesses providing services like salons, spas, dry cleaners, and fitness centers.
- Restaurants and Bars: Establishments serving food and beverages, including cafes, diners, and pubs.
- Offices: Spaces for professional services such as law firms, accounting, real estate agencies, and other administrative functions.

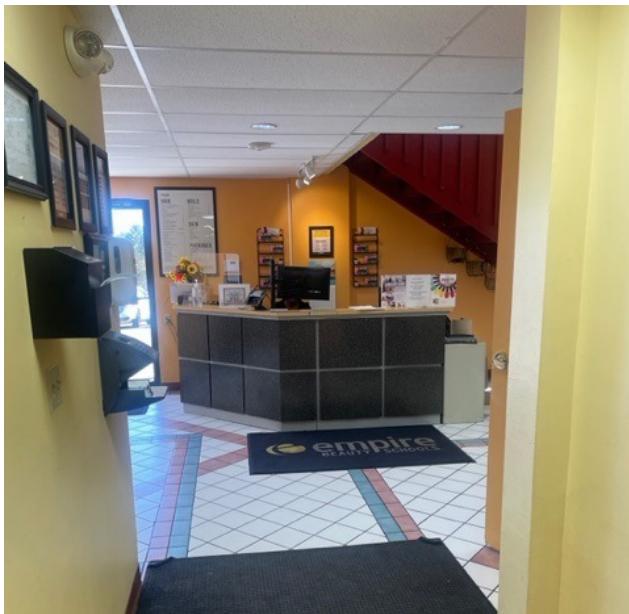
### Institutional and Civic Uses:

- Educational Facilities: Schools, colleges, and universities offering academic instruction.
- Medical Clinics: Outpatient facilities providing health services, including doctor's offices and urgent care centers.
- Places of Worship: Buildings dedicated to religious activities, such as churches, mosques, and synagogues.
- Public Uses: Government buildings, community centers, and other facilities operated by public entities.

### Recreational and Entertainment Uses:

- Indoor Recreational Facilities: Gyms, fitness centers, dance studios, and other indoor sports or activity centers.
- Art Studios and Galleries: Spaces for artists to create and display their work.

## ADDITIONAL PHOTOS



# RETAIL MAP

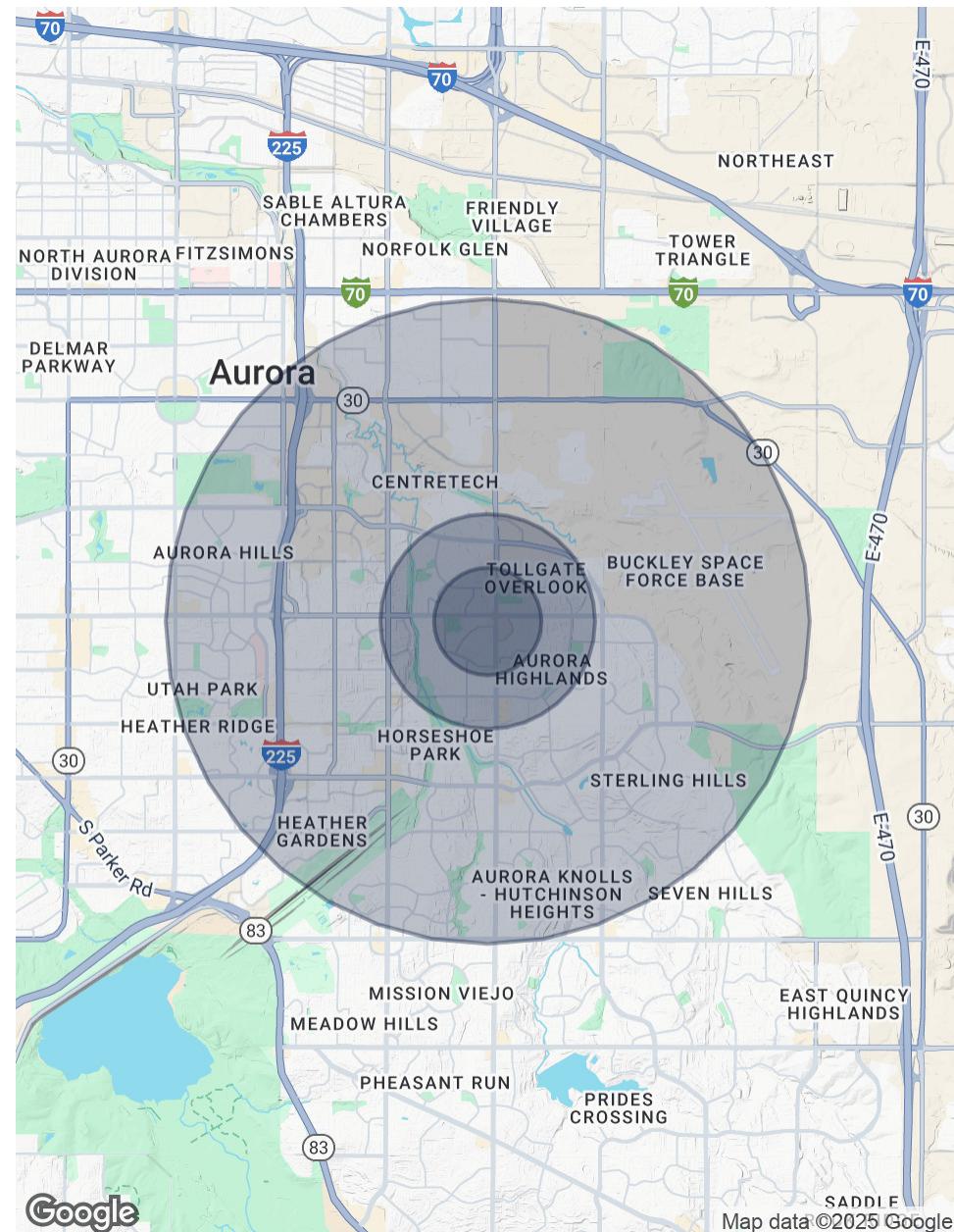


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------|-----------|--------|---------|
| Total Population     | 5,999     | 24,251 | 140,145 |
| Average Age          | 37        | 37     | 38      |
| Average Age (Male)   | 37        | 36     | 37      |
| Average Age (Female) | 38        | 37     | 39      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,094     | 8,737     | 52,807    |
| # of Persons per HH | 2.9       | 2.8       | 2.7       |
| Average HH Income   | \$94,454  | \$92,316  | \$92,964  |
| Average House Value | \$485,325 | \$474,932 | \$477,085 |

2025 American Community Survey (ACS)



# WHY DENVER?

## Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

**#1**

Best State  
Economy  
U.S. News

**#2**

Best Place  
to Live  
U.S. News

**#3**

Fastest Growing  
State This Decade  
U.S. Census

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### TECHNOLOGY & TELECOM



### GOVERNMENT



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