

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 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

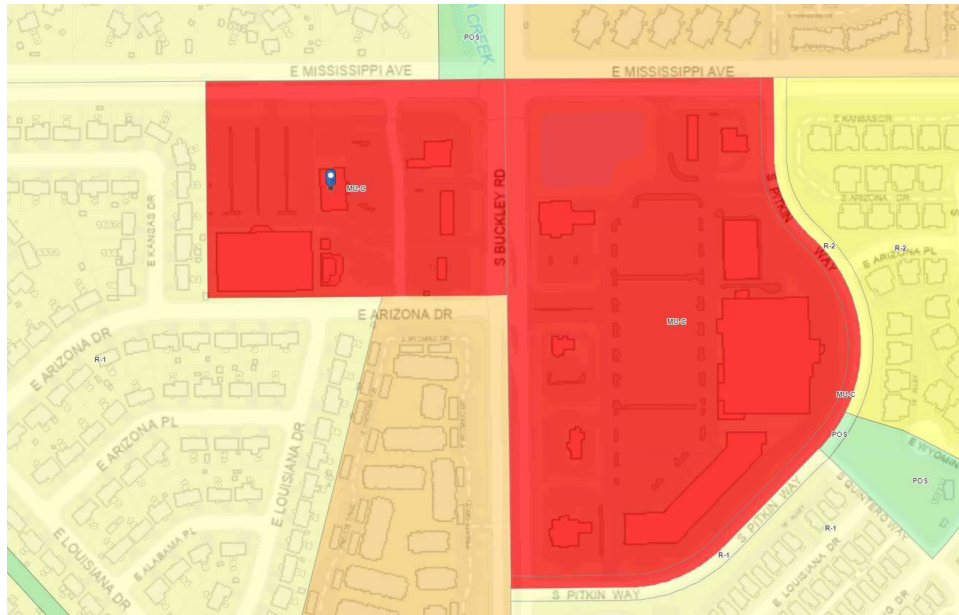


PROPERTY DESCRIPTION

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:

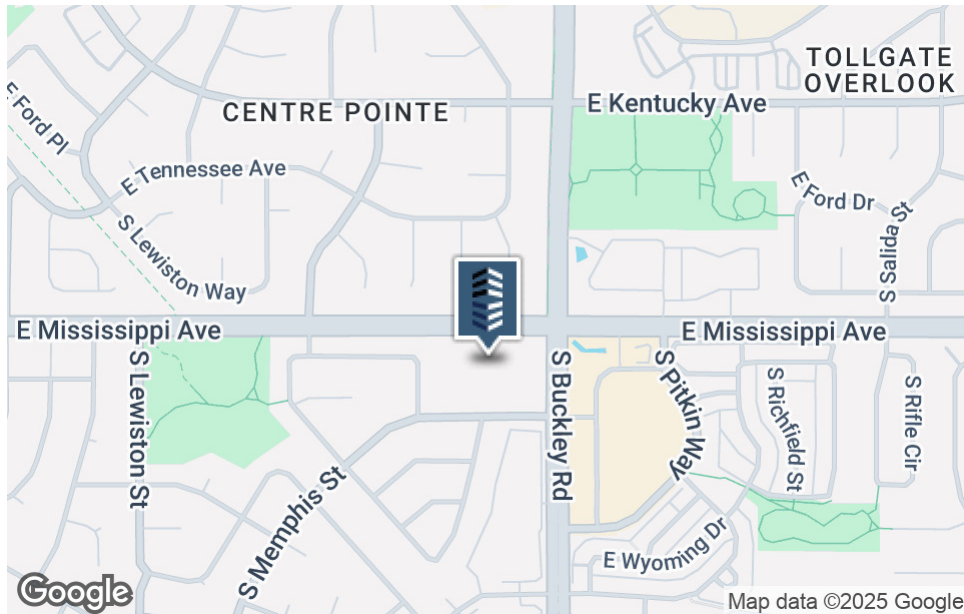
- Retail Sales: Shops selling goods directly to consumers, including grocery stores, boutiques, and specialty stores.
- Personal Services: Businesses providing services like salons, spas, dry cleaners, and fitness centers.
- Restaurants and Bars: Establishments serving food and beverages, including cafes, 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

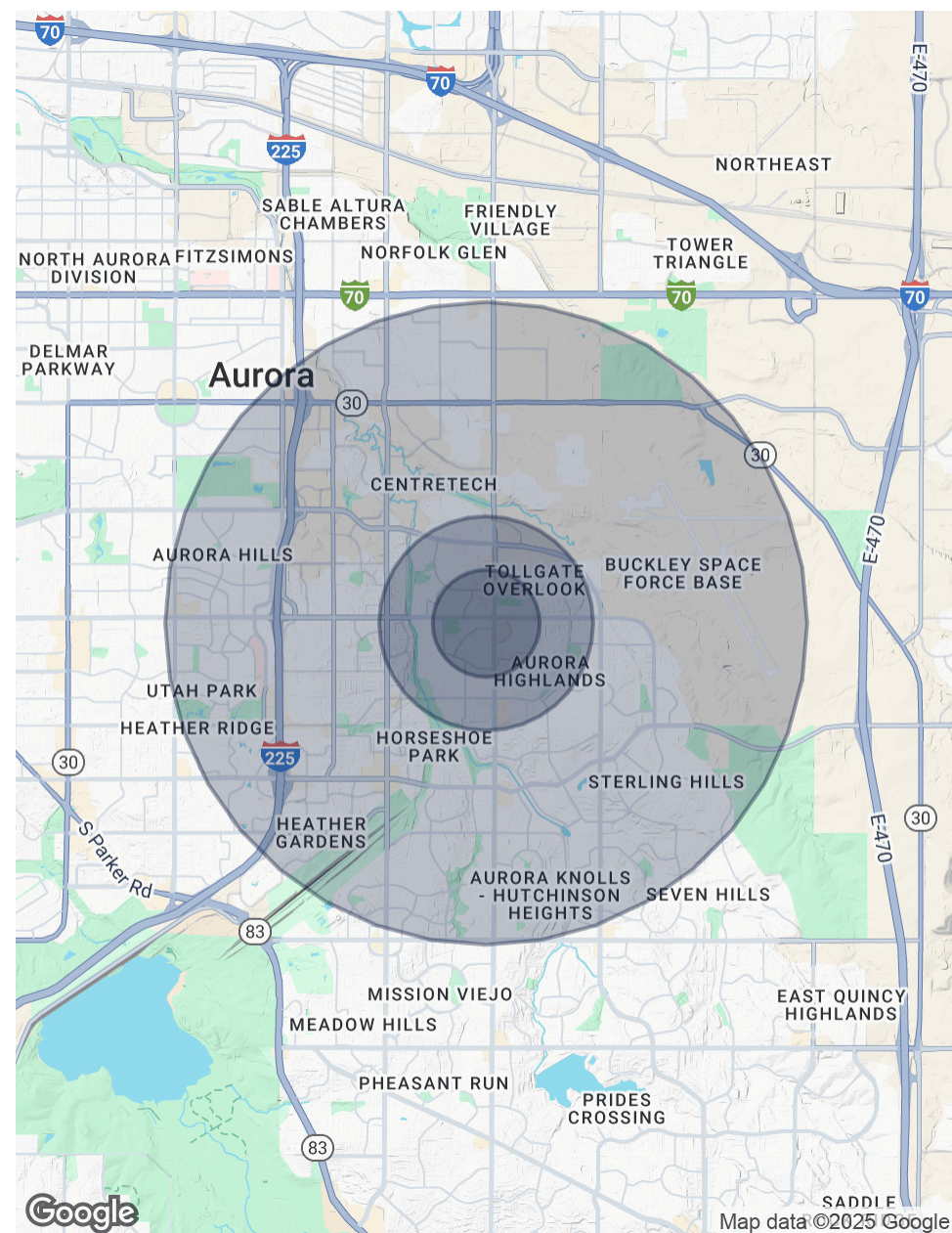


RETAIL MAP



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

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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