

RELIGIOUS FACILITY

15600 E. ALAMEDA PARKWAY, AURORA, CO 80017

ENGEL&VÖLKERS®



FOR SALE - \$3,500,000

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PRESENTED BY:

SARAH ROBERTS, CCIM

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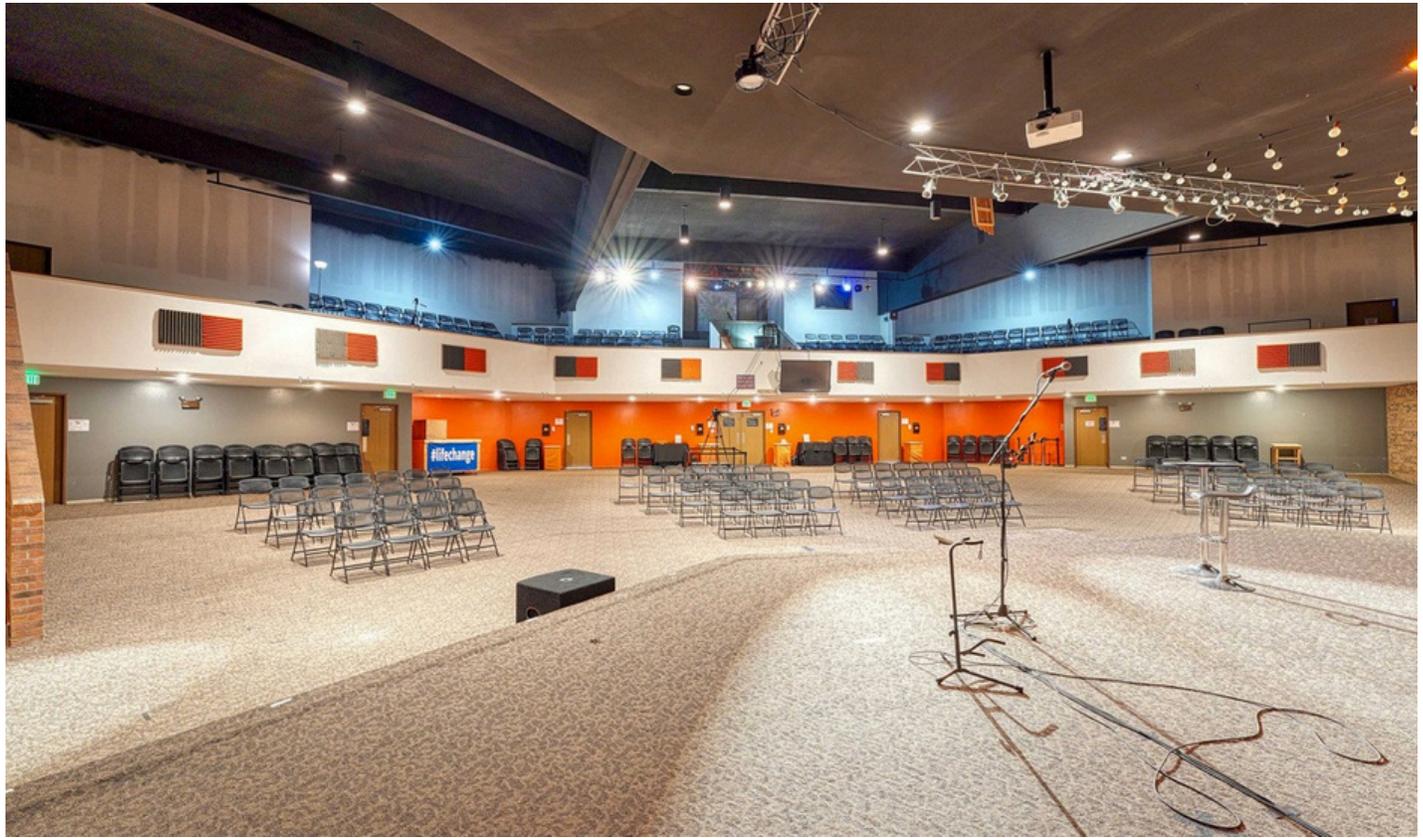
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PROPERTY SUMMARY

15600 E. ALAMEDA PARKWAY | AURORA, CO 80017

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Property Summary

Price:	\$3,500,000
Building SF:	22,261
Price / SF:	\$157.23
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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PROPERTY PHOTOS

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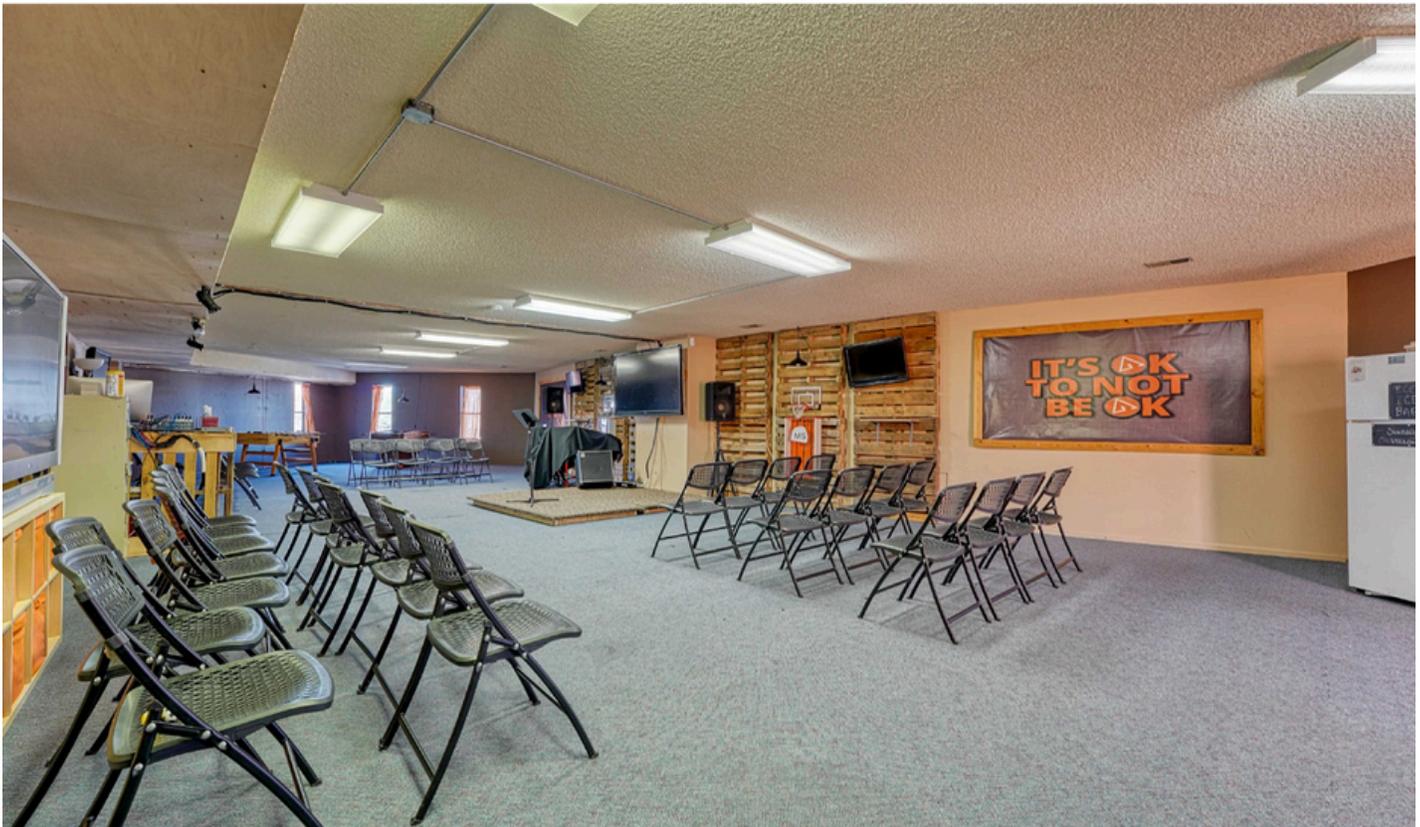
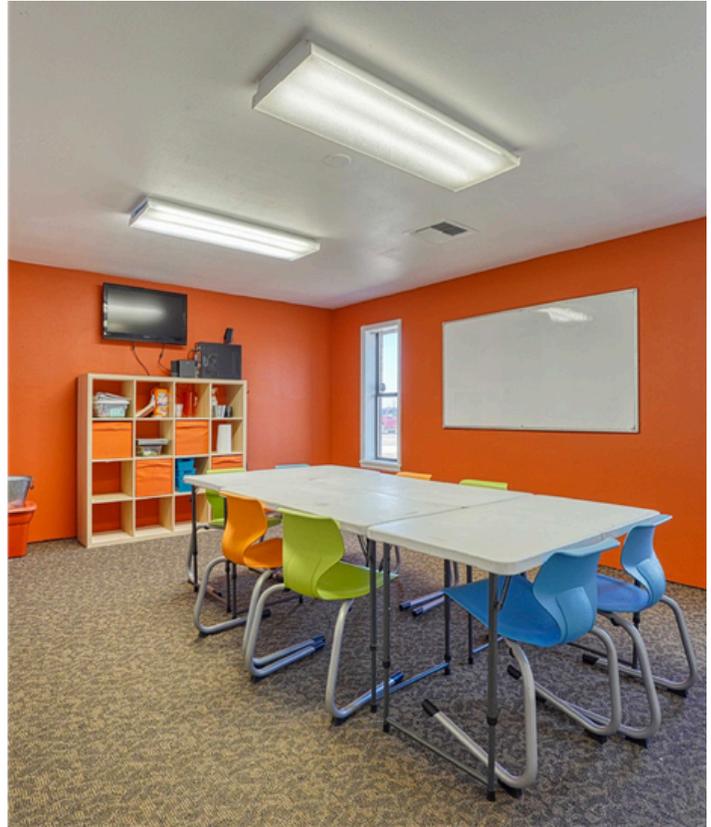
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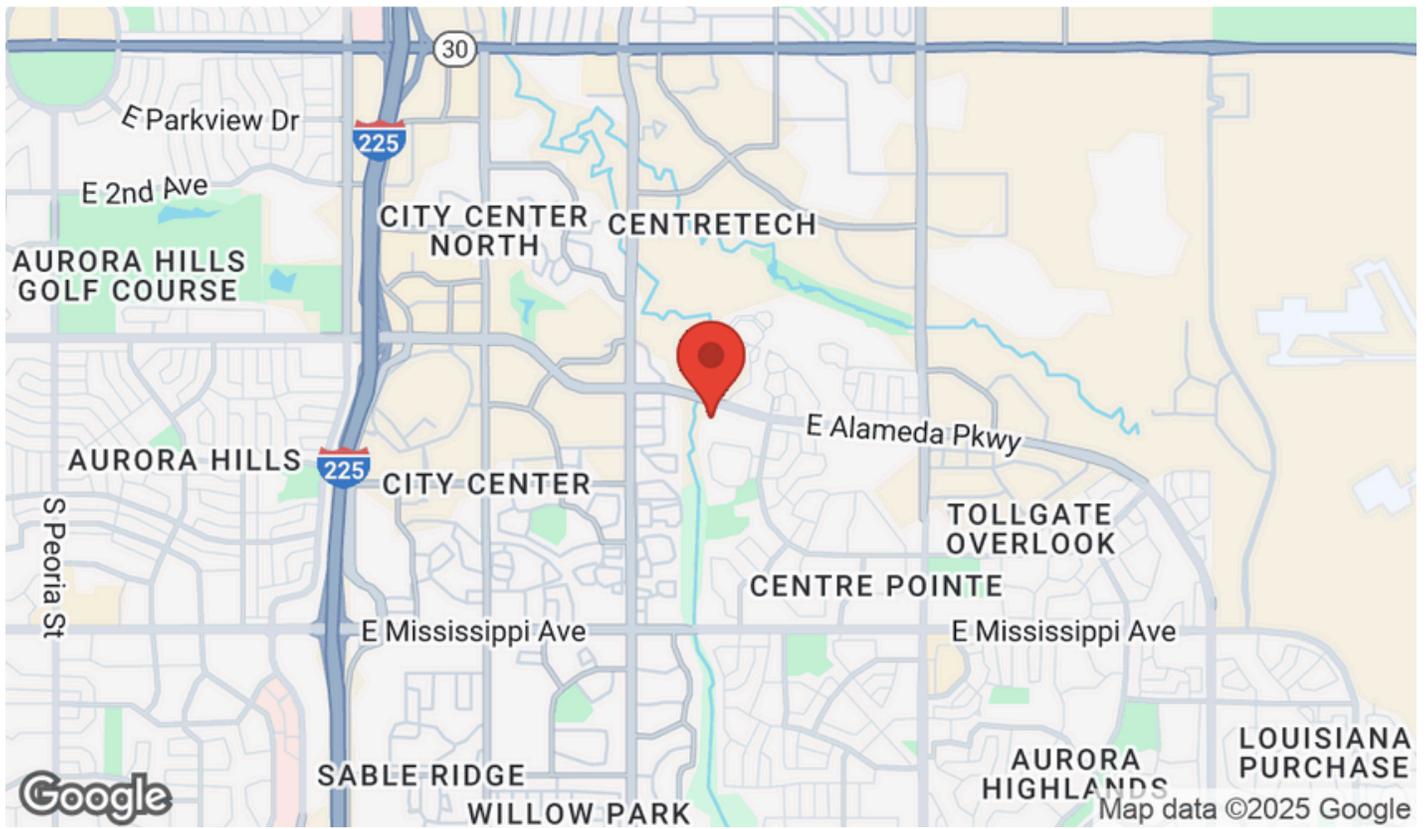
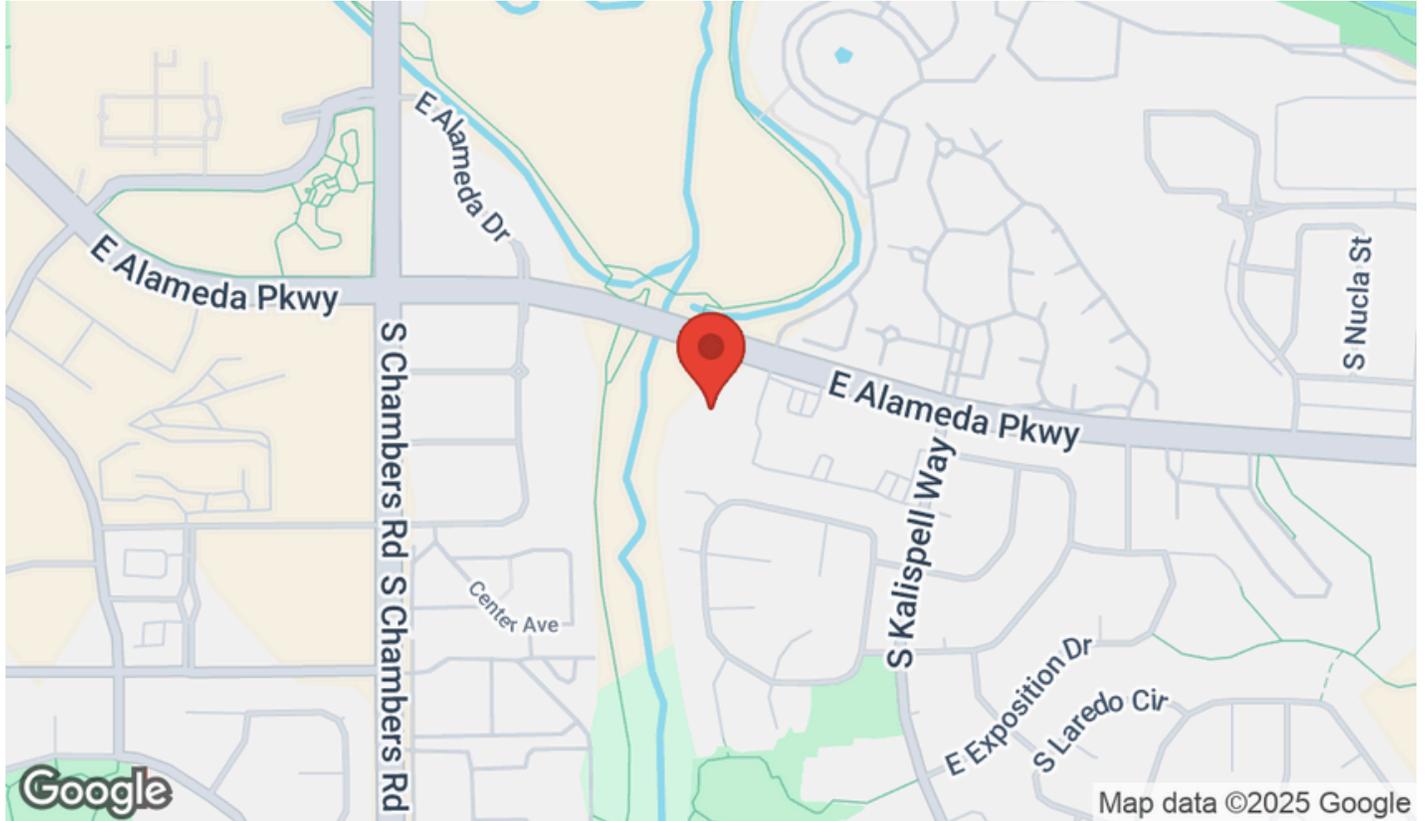
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LOCATION MAPS

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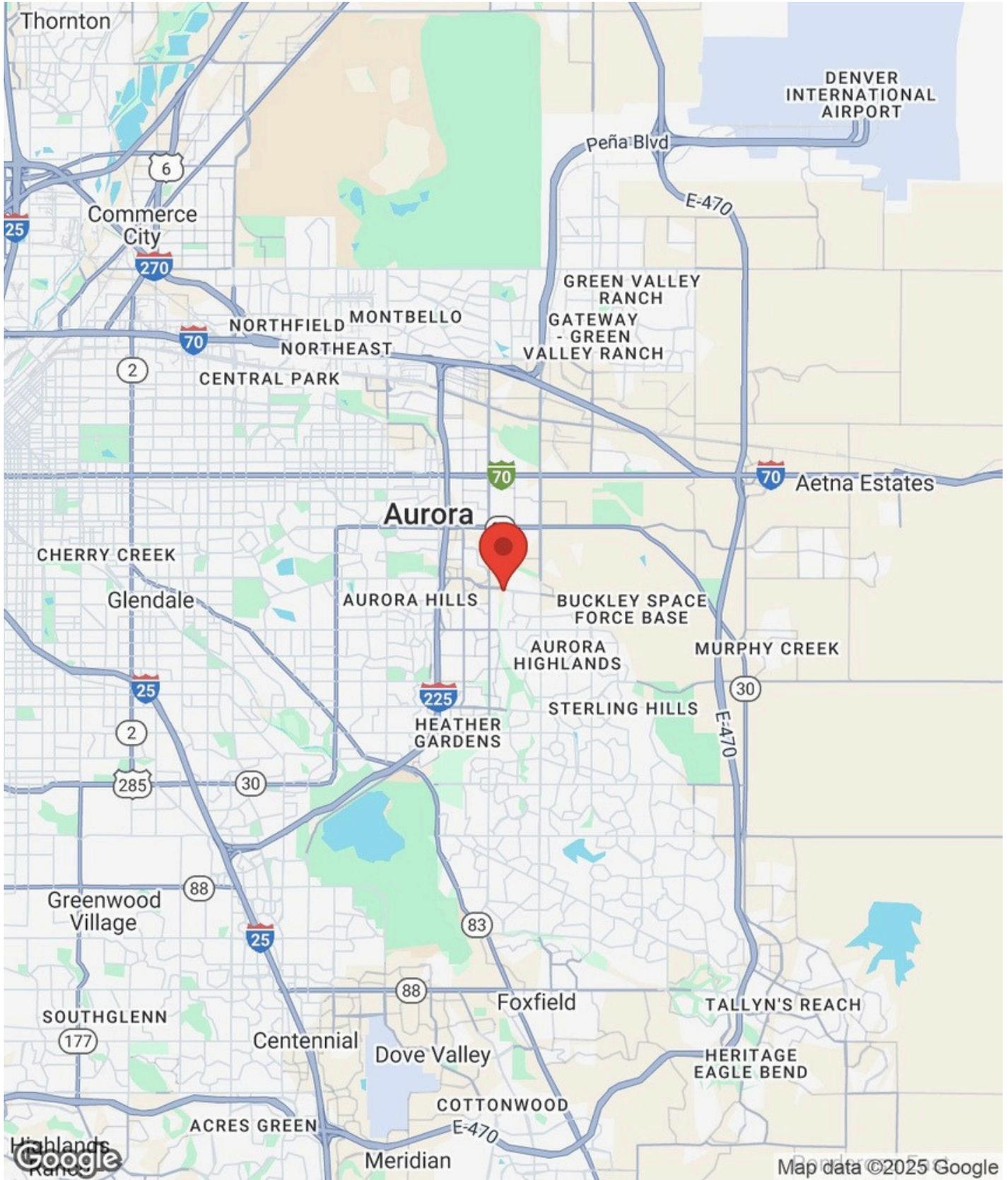
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REGIONAL MAP

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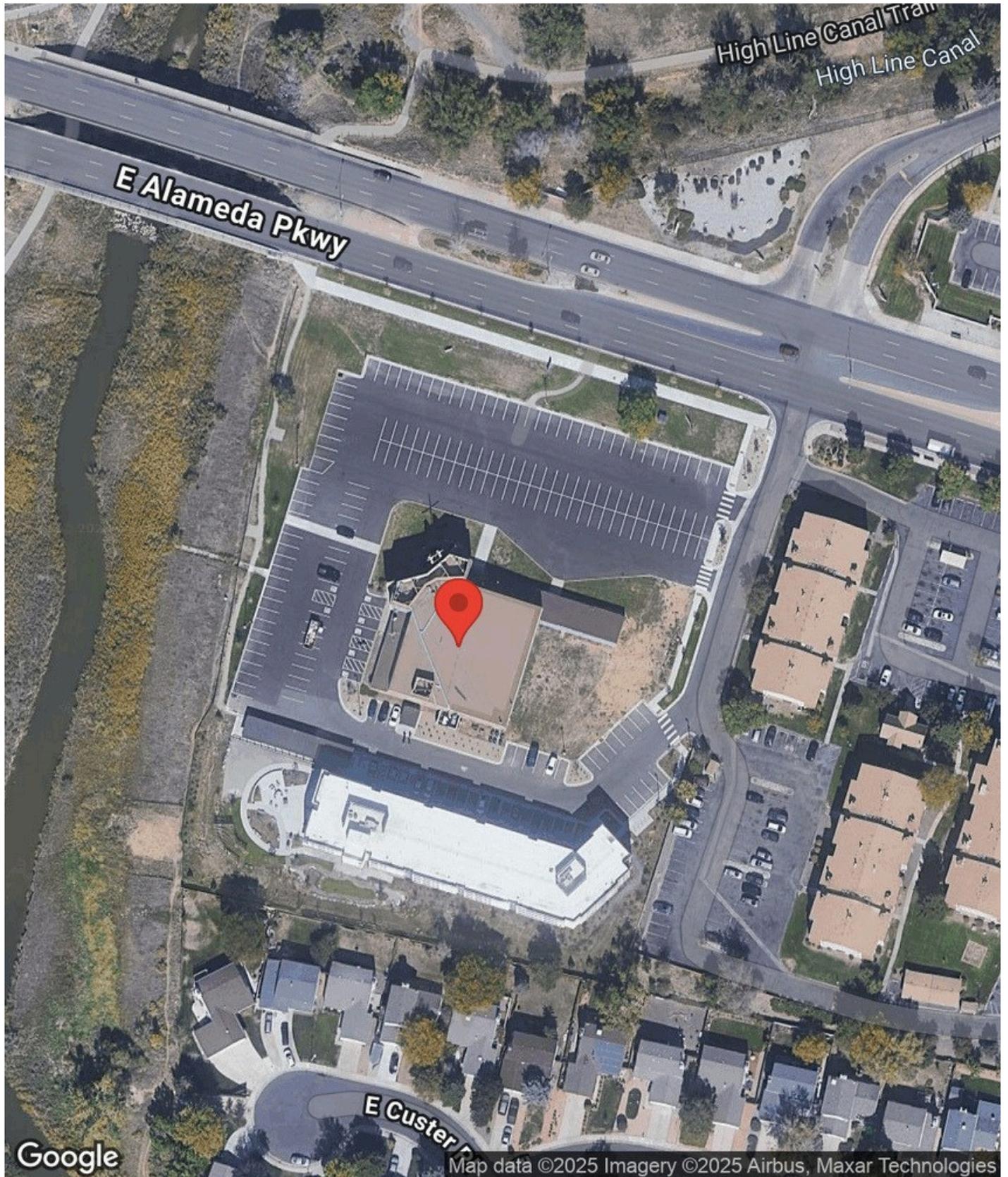
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AERIAL MAP

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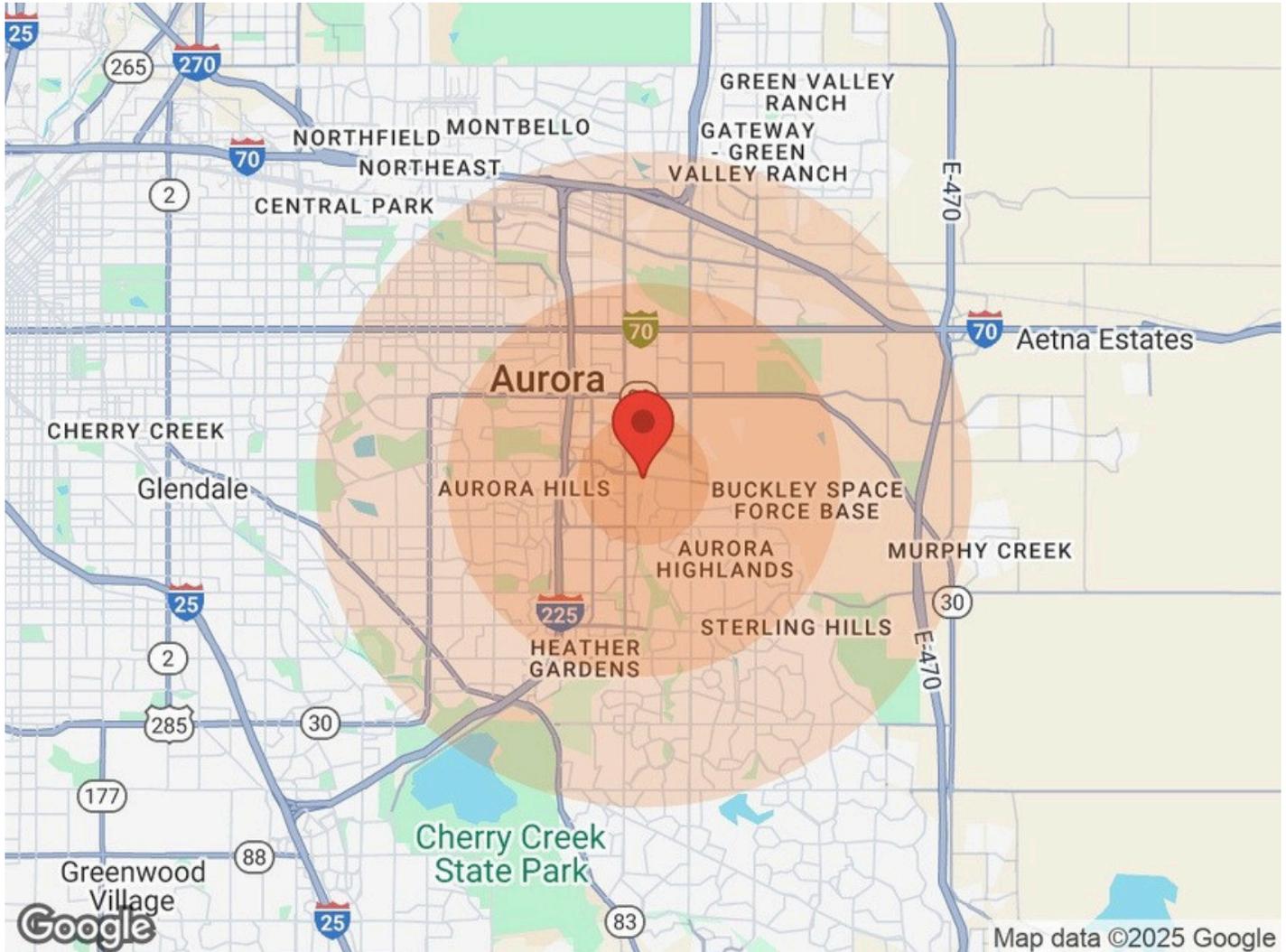
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	7,979	71,969	167,176	Median	\$45,37	\$46,07	\$46,044
Female	7,880	74,303	173,551	< \$15,000	51,034	37,784	20,860
Total Population	15,859	146,272	340,727	\$15,000-\$24,999	989	7,188	16,817
				\$25,000-\$34,999	1,050	7,043	16,773
Age				\$35,000-\$49,999	1,000	9,449	22,010
Ages 0-14	3,842	34,754	77,129	\$50,000-\$74,999	1,558	11,850	26,247
Ages 15-24	1,991	20,006	44,479	\$75,000-\$99,999	349	5,896	14,634
Ages 25-54	7,234	60,092	138,536	\$100,000-\$149,99	495	4,527	11,703
Ages 55-64	1,580	15,633	37,203	\$150,000-\$199,999	56	966	3,046
Ages 65+	1,212	15,787	43,380	> \$200,000	N/A	380	1,665
				Housing			
Race				Total Units	6,974	59,054	145,800
White	7,575	80,671	203,407	Occupied	6,515	54,900	134,921
Black	3,744	28,470	56,178	Owner Occupied	2,332	29,230	71,085
AmIn/AK Nat	71	568	1,171	Renter Occupied	4,183	25,670	63,836
Hawaiian	20	198	349	Vacant	459	4,154	10,879
Hispanic	6,574	54,824	114,861				
Multi-Racial	8,180	64,732	133,882				

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DISCLAIMER

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