



3550 Chambers Rd

3550 Chambers Rd, Aurora, CO 80011



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3550 Chambers Rd

Upon Request

3550 Chambers Rd is a highly strategic 4.24+ acre development parcel in Aurora located just half mile south of the I-70 and Chambers Road interchange offering exceptional visibility, exposure, and access to major regional transportation corridors including I-70, I-225, and Peña Boulevard to Denver International Airport.

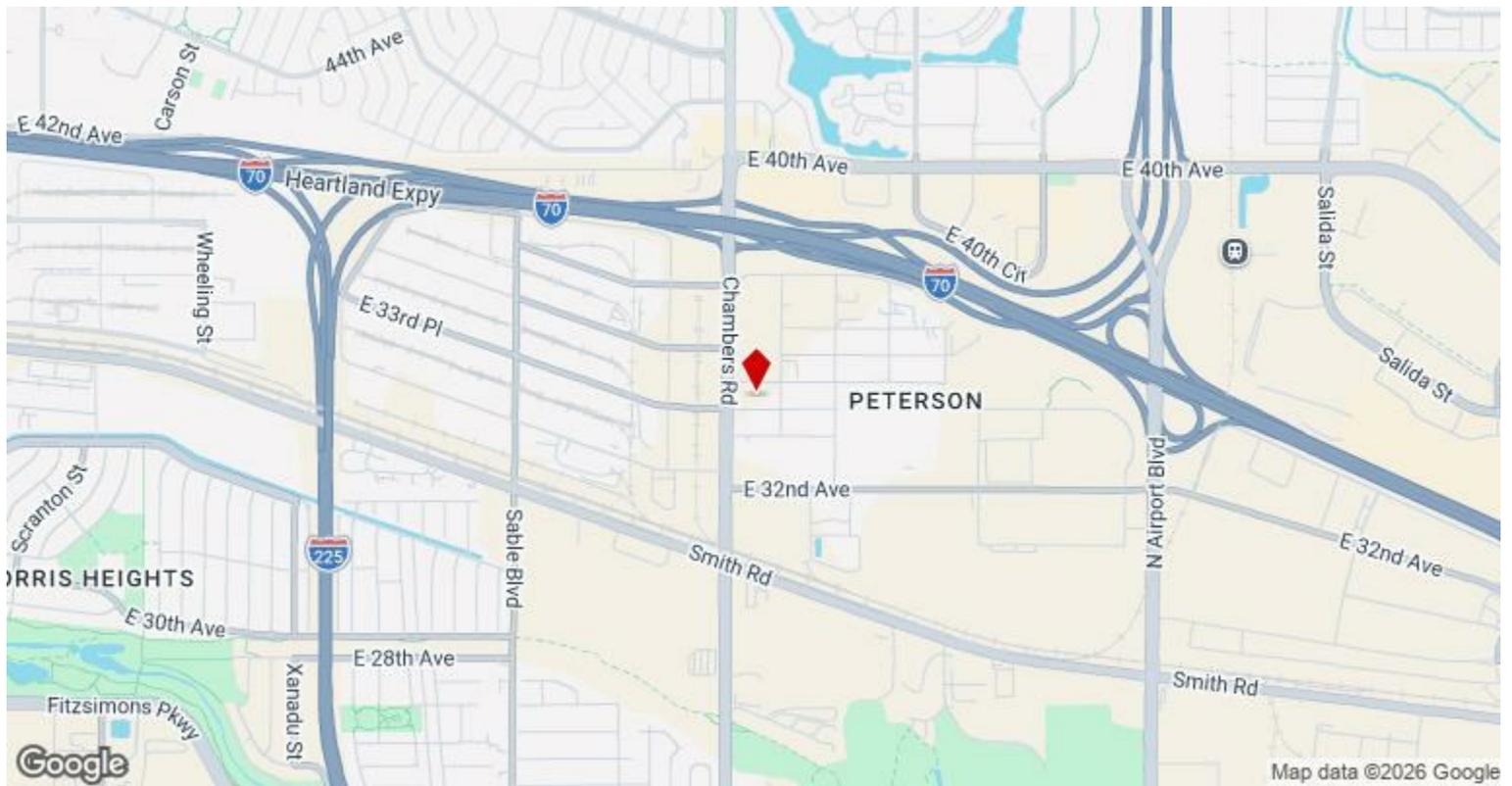
Formerly...

3550 Chambers Road presents a rare 4.24-acre infill development opportunity in a high-growth corridor of Aurora. Strategically located just south of the I-70 & Chambers Road interchange, the property offers exceptional visibility, strong traffic counts, and immediate access to I-70, I-225, and Peña Boulevard — providing direct connectivity to Denver International Airport...

- 4.24+ acre strategic development site
- High-visibility frontage with exceptional exposure
- Flexible delivery – single parcel or subdivided into 3 lots
- Prime repositioning opportunity in a high-growth market



Price:	Upon Request
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	4.24 AC
No. Lots:	1
Zoning Description:	I-1
APN / Parcel ID:	1821-29-2-00-018



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Formerly zoned industrial, the property has been successfully rezoned to COML-CG to support a broad range of commercial uses, creating a rare repositioning opportunity in one of the Denver Metro's most active growth corridors. The site now accommodates hotel, retail plaza, and event center development. Public improvements have been submitted with the City of Aurora and future hotel entitlement has been approved, significantly de-risking the development pathway.

The parcel can be delivered as a single unified site or subdivided into up to three lots, allowing maximum flexibility to meet varied user or investor needs. This versatile property is ideal for institutional investors, owner-users, or developers targeting hospitality, retail, entertainment, and mixed-use commercial projects in a high-demand submarket.

