



FOR SALE

WAREHOUSE / STORAGE INDUSTRIAL SITE

15636 E BATAVIA DR, AURORA, CO 80011

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

ANGELO VATTANO
ASSOCIATE

(720) 842-7166

angelo.vattano@matthews.com

License No. 100101759 (CO)

SPENCER MASON

ASSOCIATE VICE PRESIDENT

(303) 418-8668

spencer.mason@matthews.com

License No. FA.100082695 (CO)

BRAYDEN CONNER

BROKER OF RECORD

License No. ER.100106933 (CO)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





SECTION 1

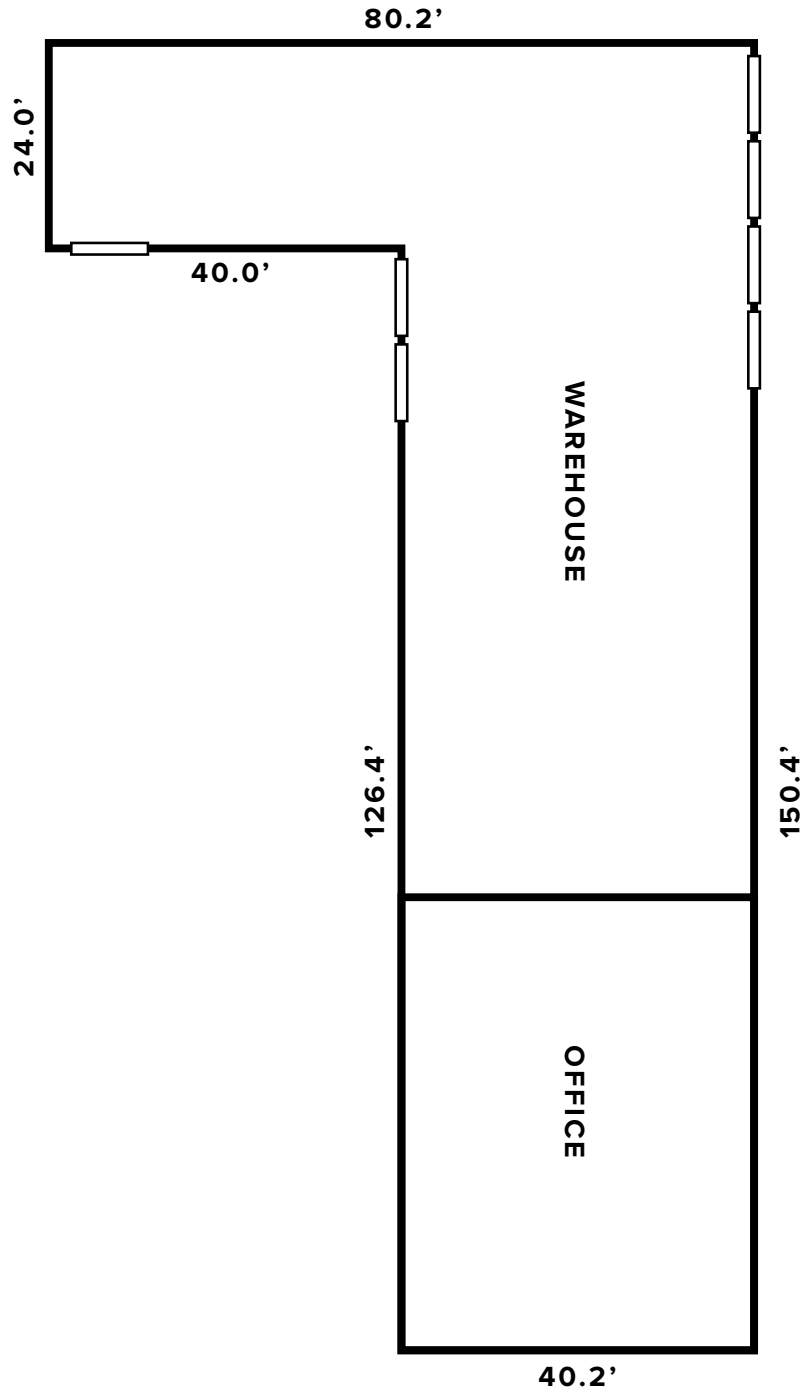
INVESTMENT OVERVIEW

PARCEL OUTLINE

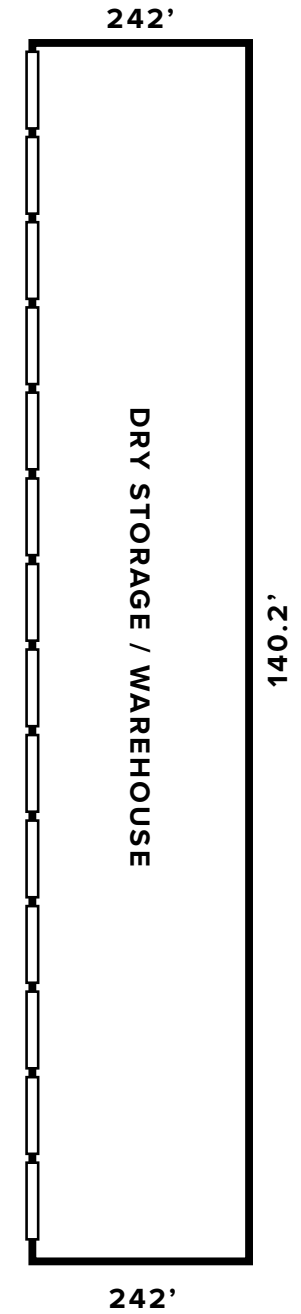


SITE PLAN

MAIN BUILDING | ±6,960 SF



STORAGE BUILDING | ±3,360 SF



PROPERTY OVERVIEW



\$1,650,000

LIST PRICE



\$159.88

PPSF



±0.63 AC

LOT SIZE

PROPERTY DETAILS

Address	15636 E Batavia Dr, Aurora, CO 80011
County	Adams
Market	Aurora
Submarket	Southwest DIA
Ownership	Fee Simple
APN	R0085934
Property Taxes (2023)	\$35,000
Office Warehouse SF	±6,960 SF
Storage Warehouse SF	±3,360 SF
Combined SF	±10,320 SF
Land	±0.63 AC
Year Built	1973
Construction	Metal
Grade Level Doors (Warehouse)	7
Roll-Up Doors (Storage)	14
Zoning	I-1, Light Industrial

INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™ is pleased to exclusively offer the opportunity to acquire the fee simple interest in 15636 E Batavia Dr, Aurora, CO. This offering features two industrial/storage properties located on a shared parcel, with a combined size of ±10,320 square feet. Situated on ±0.63 acres, the property includes two separate, secured, and fenced lots, providing a unique acquisition opportunity.

The main structure is a ±6,960 square-foot office warehouse complemented by a ±3,360 square-foot storage warehouse. Built in 1973 with durable metal construction, the property is zoned I-1, allowing for a variety of light industrial uses. This is the first time in decades that the buildings have been available for sale, with the current owner providing exceptional upkeep of the site over the years.

Key features include 7 grade-level doors in the office warehouse and 14 roll-up doors in the storage warehouse. Approximately 25% of the larger building is designated as office space, featuring several executive-style suites, while the remaining area, along with the storage warehouse, is clear-span open warehouse space.

This property is ideal for an owner/user seeking to operate out of both buildings or occupy the larger warehouse while leasing out the storage facility for additional revenue. Conveniently located off E Colfax Ave, the property offers easy access to I-70 and I-225 and is less than 20 minutes from Denver International Airport.



INVESTMENT HIGHLIGHTS



SIZE

Combined Building Size: ±10,320 SF
Office Warehouse: ±6,960 SF
Storage Warehouse: ±3,360 SF



ZONING

I-1 (Light Industrial)



LOADING

Office Warehouse: 7 Grade-Level Doors
Storage Warehouse: 14 Roll-Up Doors



SECURE LOTS

2 Separate Secured and Fenced Lots



LOT SIZE

±0.63 Acres



OFFICE SPACE

Approximately 25% of Larger Building,
Including Executive-Style Suites



CONSTRUCTION

Metal



WAREHOUSE SPACE

Clear Span Open Layout in
Both Buildings



OWNER/USER FLEXIBILITY

Potential to Operate from Both Buildings
or Lease One for Additional Income



YEAR BUILT

1973



MARKET APPEAL

Site has been Exceptionally
Maintained. First Time for
Sale in Decades.



PRIME ACCESSIBILITY

Located off E Colfax Ave with Easy
Access to I-70 & I-225. Located less
than 20 Minutes from DIA.





N CHAMBERS RD ± 22,000 VPD

E COLFAX AVE ± 25,000 VPD

INTERIOR PHOTOS



INTERIOR PHOTOS

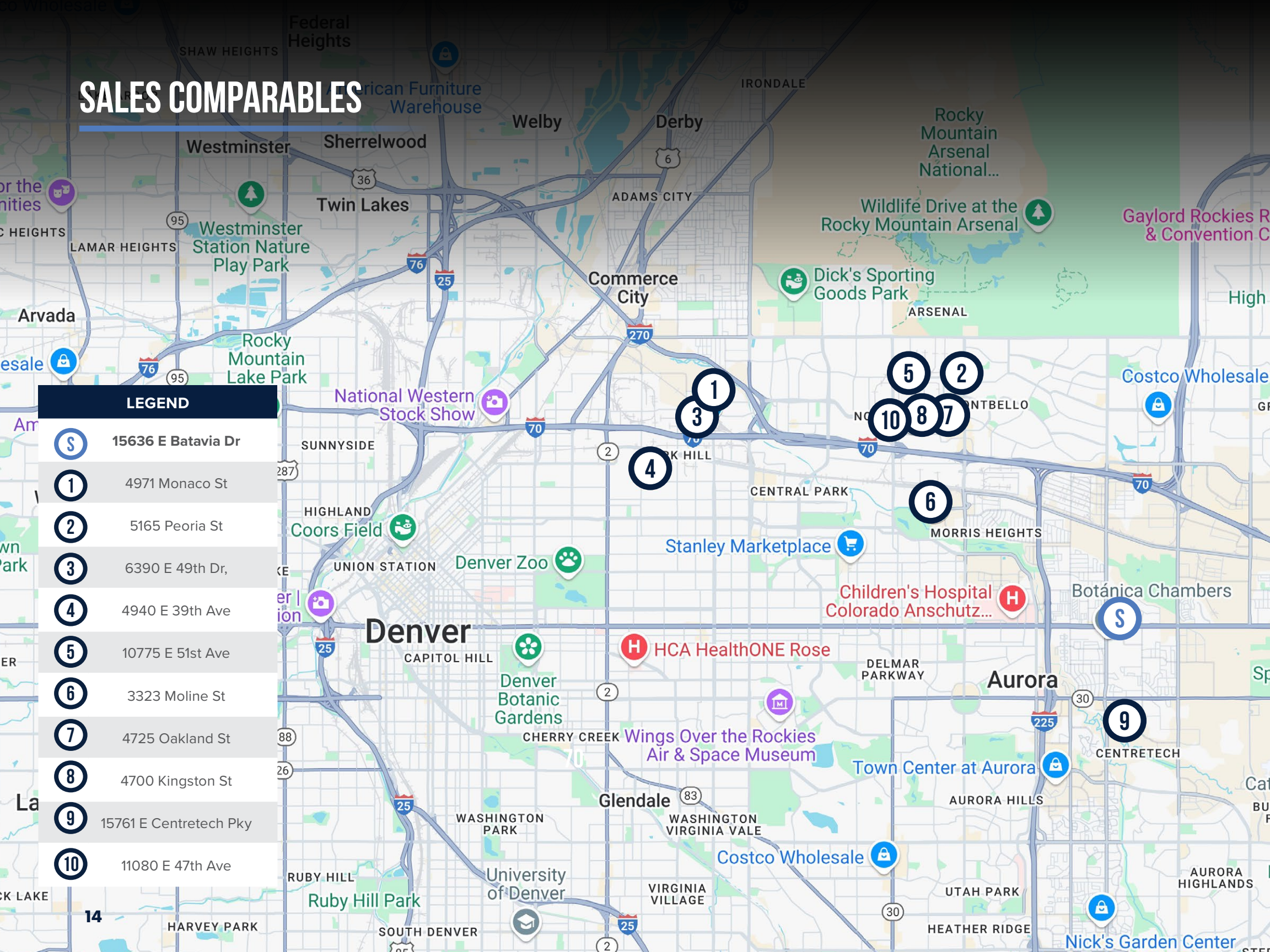


SALES COMPARABLES

	Property Address	Sale Date	Sale Price	Price Per SF	Building SF	Land Area AC	Year Built
Ⓢ	15636 E Batavia Dr, Aurora, CO	-	\$1,650,000	\$159.88	10,320	0.63	1973
①	4971 Monaco St, Commerce City, CO	10/28/2024	\$1,790,000	\$198.89	9,000	0.87	1972
②	5165 Peoria St, Denver, CO	8/28/2024	\$2,500,000	\$183.04	13,658	0.90	1981
③	6390 E 49th Dr, Commerce City, CO	8/6/2024	\$1,900,000	\$142.43	13,340	0.73	1979
④	4940 E 39th Ave, Denver, CO	2/20/2024	\$1,070,600	\$170.70	6,272	0.30	1966
⑤	10775 E 51st Ave, Denver, CO	8/28/2023	\$1,750,000	\$158.49	11,042	0.80	1972
⑥	3323 Moline St, Aurora, CO	5/31/2023	\$1,850,000	\$186.76	9,906	0.69	1974
⑦	4725 Oakland St, Denver, CO	5/12/2023	\$2,250,000	\$166.42	13,520	0.93	1973
⑧	4700 Kingston St, Denver, CO	3/27/2023	\$1,500,000	\$177.58	8,447	0.85	1972
⑨	15761 E Centretech Pky, Aurora, CO	2/7/2023	\$1,800,000	\$179.14	10,048	0.96	1996
⑩	11080 E 47th Ave, Denver, CO	1/9/2023	\$1,475,000	\$136.65	10,794	0.58	1985
	AVERAGES		\$1,788,560	\$170.01	10,603	0.76	1977

SALES COMPARABLES

LEGEND	
📍	15636 E Batavia Dr
①	4971 Monaco St
②	5165 Peoria St
③	6390 E 49th Dr,
④	4940 E 39th Ave
⑤	10775 E 51st Ave
⑥	3323 Moline St
⑦	4725 Oakland St
⑧	4700 Kingston St
⑨	15761 E Centretch Pky
⑩	11080 E 47th Ave





SECTION 2

AREA OVERVIEW

AREA OVERVIEW

AURORA, CO

Initially established as Fletcher in the late 19th century, Aurora, CO, has evolved into a thriving hub for industry and commerce. Strategically located near Denver and major transportation corridors, Aurora has become a prime destination for industrial development, boasting an extensive network of warehouses, distribution centers, and manufacturing facilities. Its proximity to Denver International Airport, major highways like I-70 and E-470, and rail connections make it a logistics powerhouse for businesses looking to capitalize on regional and national markets.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	17,670	113,230	334,463
2029 Population Projection	18,014	115,208	338,912
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	5,700	38,492	118,132
2029 Household Projection	5,823	39,210	119,760
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$57,367	\$73,936	\$84,484



AREA OVERVIEW

Denver's diversified economy is one of its greatest strengths. Major industry sectors are aerospace, broadcast and telecommunications, healthcare and wellness, financial services, bioscience, energy, and IT software. Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a thriving aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy. Additionally, the growing IT sector with numerous technology companies

and startups have established their presence in the city. The region's skilled workforce and access to research institutions contribute to the development of this sector. Denver serves as a major financial hub for the Rocky Mountain region. The city is home to several banks, investment firms, and insurance companies, contributing to the growth of the financial services sector.

Denver has experienced strong job growth over the years, attracting both domestic and international talent. The city's low unemployment rate and diverse job market offer opportunities across various industries. Prior to the COVID-19 pandemic, the area experienced a low unemployment rate compared to the national average.

#1

BEST PLACES FOR BUSINESS
AND CAREER -FORBES

1.6%

ANNUAL POPULATION
GROWTH WITHIN 10 YEARS

±3M

10-COUNTY METRO
POPULATION

2.4%

PROJECTED JOB
GROWTH -FORBES

18TH

BEST PLACE TO LIVE
-US NEWS & WORLD REPORT

DENVER INDUSTRIAL MARKET

The industrial market in Denver, Colorado, is experiencing notable growth and development. Denver's strategic location and robust transportation infrastructure have positioned it as a key hub for industrial activities. The city's industrial market benefited from a diverse range of industries, including manufacturing, logistics, and distribution. The demand for industrial space, particularly warehouses and

distribution centers, is on the rise, driven by e-commerce growth and increased regional trade. Vacancy rates are generally low, reflecting the high demand for industrial real estate in the region. Additionally, the city's proactive approach to sustainable development and green initiatives have started influencing industrial practices, with a growing emphasis on eco-friendly and energy-efficient facilities.

ATTRACTIONS

- The **Denver Art Museum's** global art collections represent cultures around the world, including African art, architecture, and design, art of the ancient Americas, Asian art, and European and American art before 1900. It also houses art from local Denver and Rocky Mountain region artists.
- The 80-acre **Denver Zoo** is in the City Park of Denver. It is the most visited paid attraction in the Denver metropolitan area. It is the first zoo in the United States to use naturalistic zoo enclosures rather than cages with bars. It expanded on this concept with Primate Panorama, featuring huge mesh tents and open areas for apes and monkeys.
- **Downtown Aquarium** is a public aquarium and restaurant with approximately 1,000,000 US gallons and exhibits with a variety of fish and other animals.
- **Coors Field** is a baseball stadium in downtown Denver and is the home field of Major League Baseball's Colorado Rockies. The stadium has a capacity of 50,144 people.
- The **16th Street Mall** is a pedestrian and transit mall that is ±0.25 miles long and runs along 16th Street in downtown Denver. It is home to over 300 stores, 50 restaurants, and the Denver Pavilions Shopping Mall.
- **Larimer Street** is a historic thoroughfare located in the bustling Lower Downtown (LoDo) district, known for its vibrant mix of historic architecture, trendy restaurants, and lively nightlife.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **15636 E Batavia Dr, Aurora, CO 80011** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. The seller is a licensed real estate broker.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

EXCLUSIVELY LISTED BY

ANGELO VATTANO

ASSOCIATE

(720) 842-7166

angelo.vattano@matthews.com

License No. 100101759 (CO)

SPENCER MASON

ASSOCIATE VICE PRESIDENT

(303) 418-8668

spencer.mason@matthews.com

License No. FA.100082695 (CO)

BRAYDEN CONNER

BROKER OF RECORD

License No. ER.100106933 (CO)

FOR SALE

WAREHOUSE / STORAGE INDUSTRIAL SITE

15636 E BATAVIA DR, AURORA, CO 80011

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES