

12,800 SF Preschool Space Available For Lease



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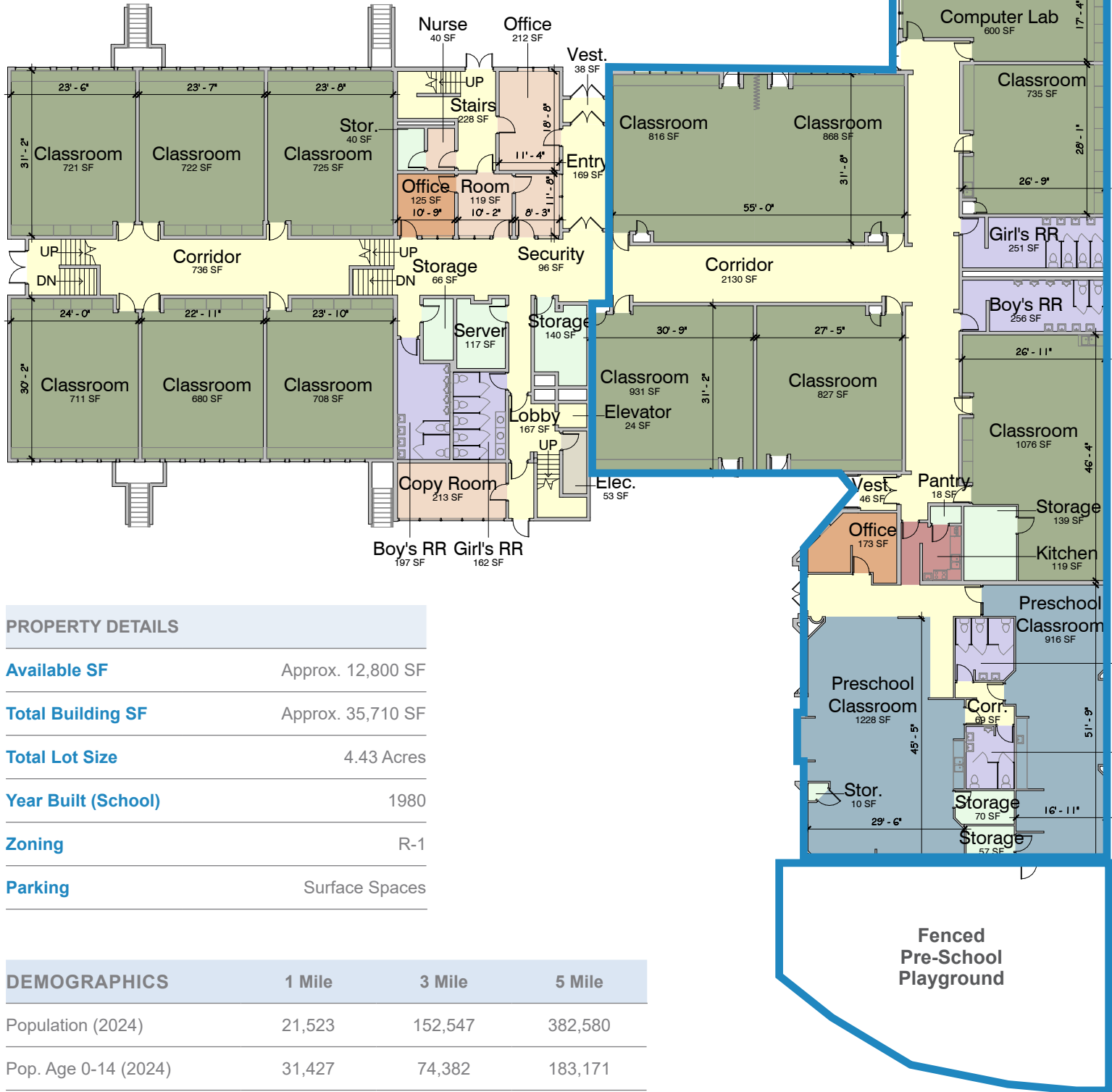
13680 E. 14th Place | Aurora, CO 80011 (Formerly St. Pius X Catholic School Building)

- Approximately 12,800 SF of pre-school and daycare space for lease
- Turnkey with "E" occupancy; currently 2 classrooms approved for early childhood education (ECE)
- Potential uses could be education, trade school, non-profit, early childhood education or others
- Existing church
- Easy access from I-225, Colfax Avenue, 6th Avenue and RTD transit
- Close proximity to Anschutz Medical Campus, Children's Hospital, and Veterans Affairs Hospital

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1st Level Floorplan - 12,800 SF Available

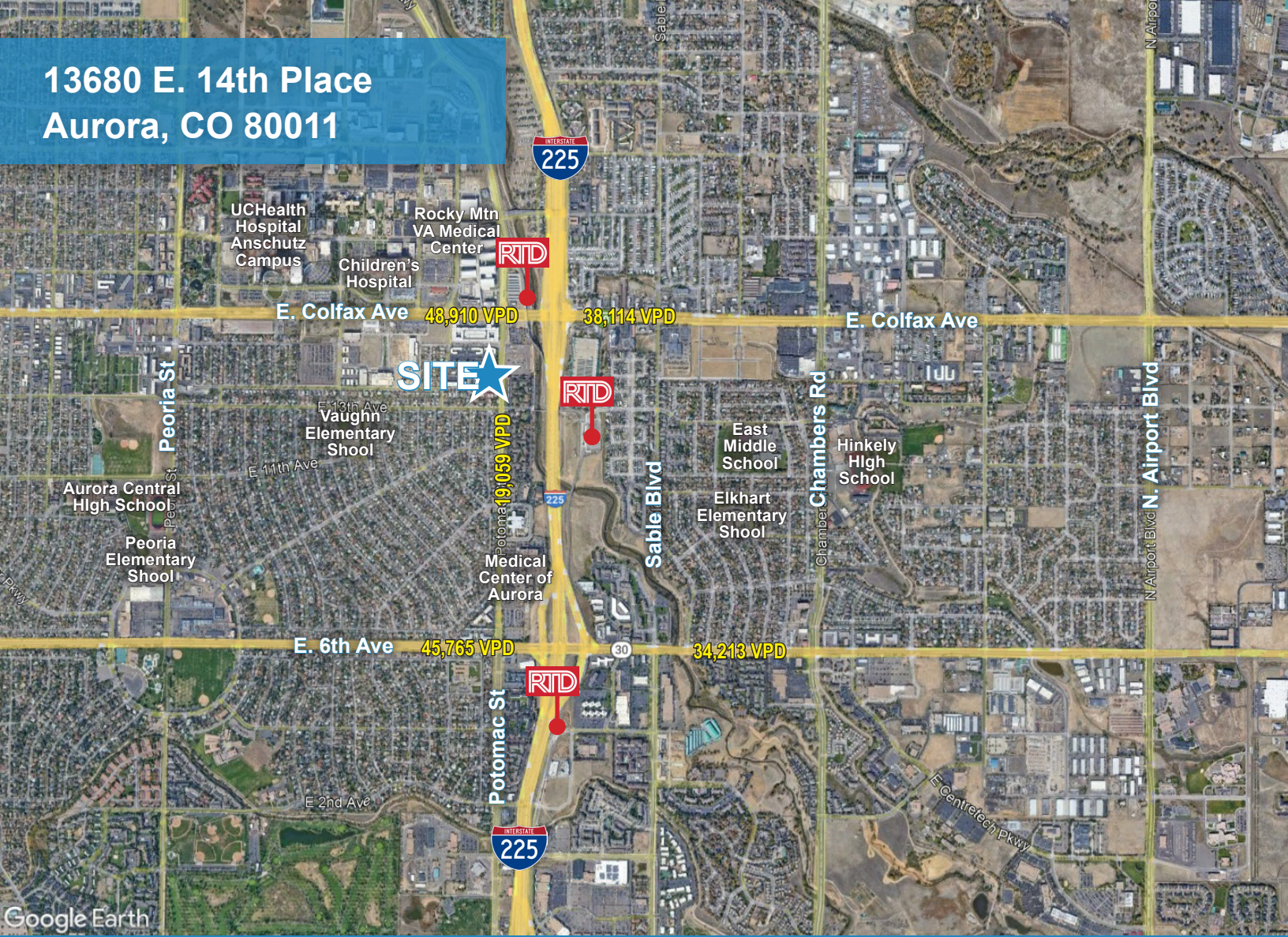


PROPERTY DETAILS

Available SF	Approx. 12,800 SF
Total Building SF	Approx. 35,710 SF
Total Lot Size	4.43 Acres
Year Built (School)	1980
Zoning	R-1
Parking	Surface Spaces

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population (2024)	21,523	152,547	382,580
Pop. Age 0-14 (2024)	31,427	74,382	183,171
Median Age	32.9	33.7	35.4
Total Households (2024)	7,487	53,169	142,110
Median HH Income	\$48,327	\$57,447	\$68,350

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