

MMG

# 15000 East Center Avenue

15000 East Center Avenue, Aurora, Colorado 80012



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As exclusive Advisor, MMG is pleased to present the opportunity to purchase **15000 East Center Avenue**, a townhome development opportunity in Aurora, CO. Aurora's rapid expansion and strong economic drivers make this a valuable opportunity. With transit accessibility, proximity to employment hubs, and the potential for significant tax benefits, this development site is well-positioned for long-term success.



## 15000 E CENTER AVE AURORA, CO 80012

County	Arapahoe
Zoning Municipality	City of Aurora
Parcel ID	1975-18-1-35-001
Parcel Size (SF)	183,475
Parcel Size (AC)	4.21
Zoning	MU-TOD
Max Height (FT)	48
Density (Units/Acre)	20 units/AC
Density (Total Units)	83 units total
Proposed Use(s)	Townhomes

## INVESTMENT HIGHLIGHTS



Exceptional Location & Accessibility



Retail & Lifestyle Amenities



Proximity to Major Employment Hubs



Shovel-Ready with Development Flexibility



Opportunity Zone Tax Benefits



## Exceptional Location & Accessibility

Located in the heart of Aurora's City Center, this development site offers unparalleled accessibility and convenience. Positioned just steps from the **Aurora Metro Center Light Rail** Station, the property provides seamless connectivity to the greater Denver area, making it an attractive option for future residents and businesses. With **central access to major highways, including I-225 and I-70**, the property offers excellent regional connectivity.



## Retail & Lifestyle Amenities

The site is adjacent to **Town Center at Aurora Mall**, a regional shopping destination featuring national retailers, dining options, and entertainment. Additionally, the surrounding area boasts a **Target-anchored retail center** with Starbucks, Chick-fil-A, and numerous other food and service establishments, further enhancing the location's appeal.



## Proximity to Major Employment Hubs

Just minutes away, the **Anschutz Medical Campus**, a world-class healthcare and research hub, serves as a major employment driver, creating strong demand for housing and commercial space. The area's steady job growth contributes to long-term stability and sustained rental demand.



## Shovel-Ready with Development Flexibility

The project is **shovel-ready**, with full entitlements, approved plans, and drawings in place, allowing for an expedited development timeline. Additionally, the seller will **allow time to rework the site**, providing the flexibility needed to optimize building efficiencies and control construction costs.



## Opportunity Zone Tax Benefits

As part of a **designated Opportunity Zone**, investors can leverage potential tax incentives while benefiting from the area's long-term growth trajectory. This designation provides a compelling financial advantage for those looking to maximize returns.





## EXISTING INFRASTRUCTURE

- 1,600 sqft Clubhouse & Pool
- Amenity Park
- Wet & dry utilities underground
  - » Water, sewer, electrical & mainline infrastructure
  - » Aurora Water reviewed the site and confirmed current water infrastructure is adequate

## COMPLETED ENTITLEMENTS

- All civil and architectural plans
- Studies and reports
  - » Traffic, drainage, code updates, etc.

## COMPLETED AMENITIES, INFRASTRUCTURE, AND SITEWORK

15000 E Center Ave provides developers with an incredible opportunity to capitalize on a substantial amount of completed work and improvements at the property. The site comes completely graded with underground wet & dry utilities already in-place, and existing 1,600 sqft. clubhouse, community pool, and play area. Upon completion of the development, the HOA of the neighboring townhome community shall contribute 50% of the OpEx and CapEx cost associated with the Clubhouse, pool, and play area in exchange for access to these amenities under an existing Amenities Agreement.

Additionally, Seller and Owner of adjacent vacant land to the west, through previous discussions, have agreed to share the cost of building out Fraser Street, a private road that will separate and provide access to both properties. The formal cost share agreement shall be finalized and executed by Buyer, but most of the details and terms and have already been negotiated. Included in previous discussions is the opportunity for Buyer to utilize adjacent vacant land as staging ground for their development.



### EXISTING UTILITY GC ESTIMATE DATED 2/27/2025

Utilities-Water	\$204,135
Utilities-Fire	\$132,285
Utilities-Sanitary	\$281,448
Erosion and Sedimentation Controls	\$15,180
<b>Total Earthwork &amp; Utilities</b>	<b>\$633,048</b>
<b>General Conditions</b>	<b>\$139,756</b>
<b>Direct Cost Subtotal</b>	<b>\$772,804</b>
<b>GC Markups</b>	<b>\$84,751</b>
<b>Total</b>	<b>\$857,555</b>

*\*estimate does not include existing electrical/phone/internet distribution.  
Contact Broker for more details.*

### ADDITIONAL EXISTING IMPROVEMENTS

Electrical & Communications	\$150,000
1,600 SF Clubhouse, Pool, and Playground	\$600,000
Site Grading	\$500,000
<b>Total</b>	<b>\$1,250,000</b>

*\*values are approximations that should be vetted independently by Buyer.*

### APPROX. VALUE OF COMPLETED SITEWORK AND EXISTING IMPROVEMENTS

Total	\$2,107,555
Value/Unit	\$25,392

## MULTIPLE PATHS FOR DEVELOPMENT

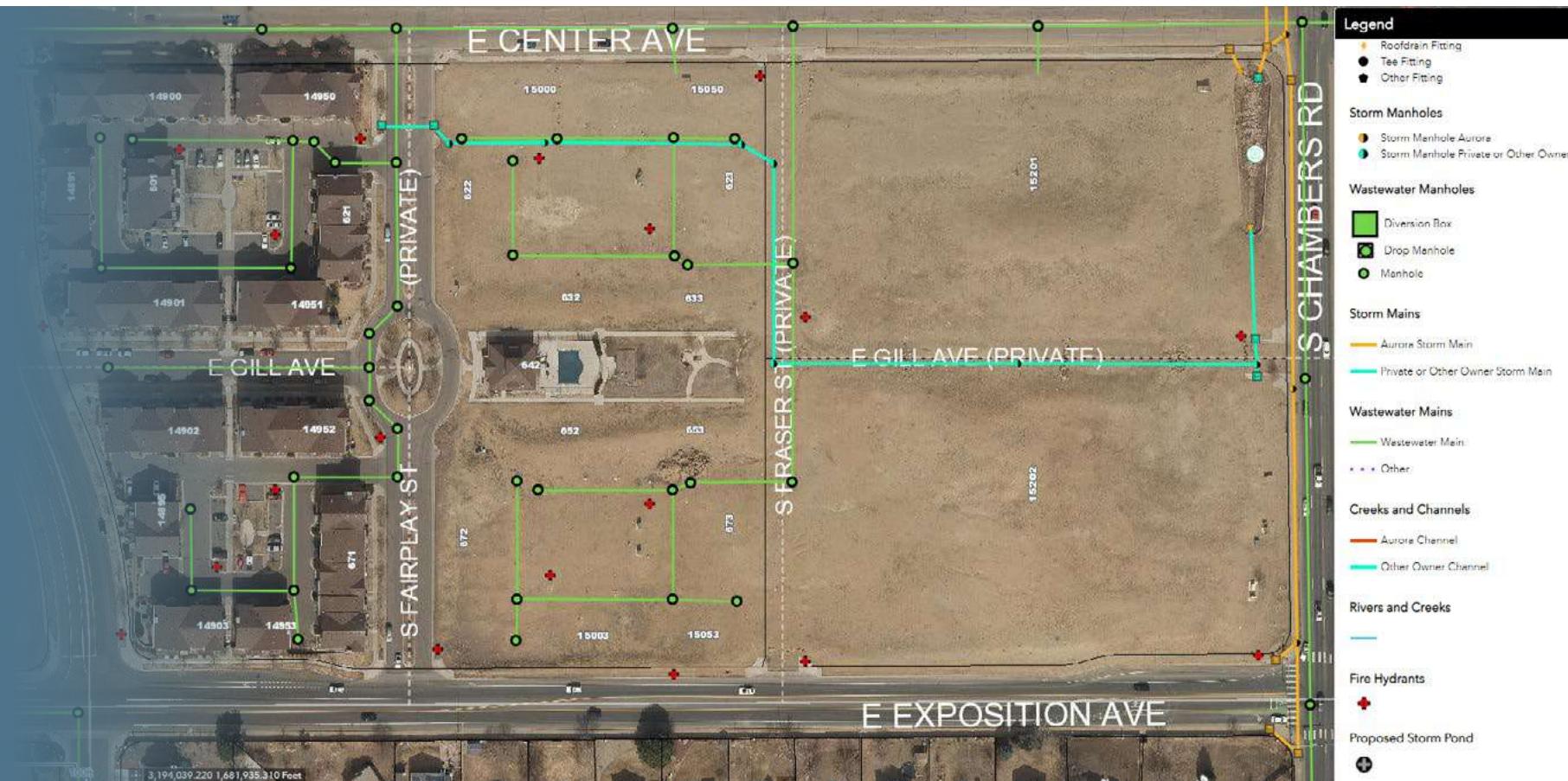
### OPTION 1

- Develop the project per the existing approved plans
- 83 townhome units within a master parcel
- 100% completed design drawings
- Existing underground wet & dry utilities have been inspected and deemed sufficient to support the project without requiring additional improvements

### OPTION 2

- Partially redesign current plans
- Slightly increase the width of each unit enough to allow for a two-car garage
- Align new building footprints along existing underground utility lines to retain the value of existing infrastructure
- While this strategy may result in lowering the overall unit count below 83 total units, the addition of two-car garages should increase resident demand and ultimately command higher market rents.

## WASTEWATER & STORMWATER ASSETS



Anschutz Medical Campus



Denver Tech Center



Buckley Space Force Base



Cherry Creek State Park



Denver International Airport



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# NEARBY AREAS OF INTEREST

# CITY CENTER CONSTRUCTION OUTLOOK

## KEY

— — — **Aurora City Center:** II URA

█ **Legacy at Metro Center:** 380 Multifamily Units (under construction)

█ **Kairoi at Metro Center:** 423 Multifamily Units (under construction)

█ **The Addie at Metro Center:** 222, 55+ Multifamily Units (under construction)

█ **Future Retail:** Pad Sites

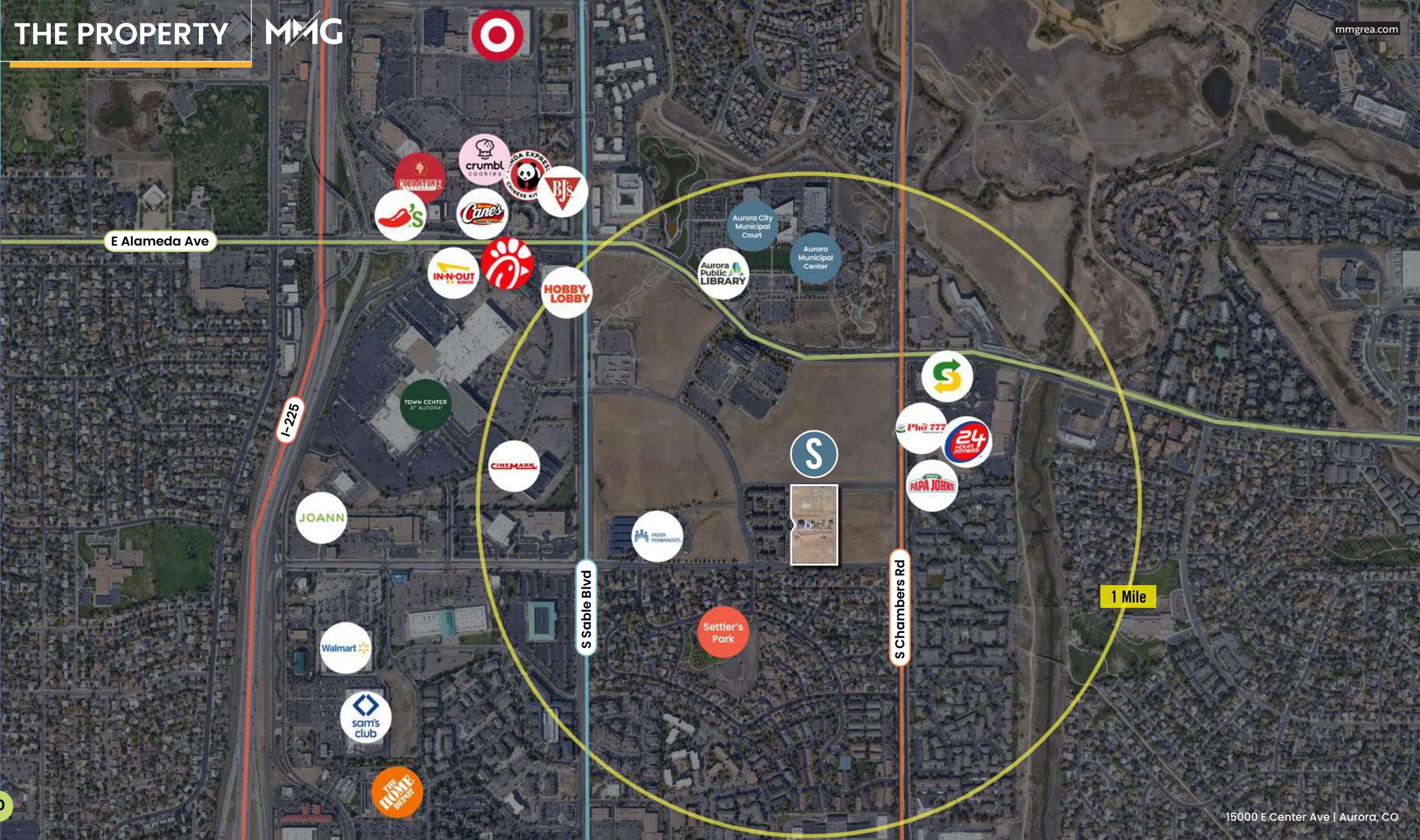
█ **Sprouts Farmers Market:** Opening April, 2025



# THE PROPERTY

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# MARKET OVERVIEW

TOP 10

GEN Z HOMEBUYING HAVENS  
POINT2, 2024

TOP 20

MOST LIVABLE TOWNS  
& CITIES IN AMERICA  
OUTSIDE MAGAZINE, 2023

TOP 50

MOST DIVERSE  
CITIES IN AMERICA  
NICHE, 2024

TOP 75

BEST CITIES FOR OUTDOOR  
ACTIVITIES IN AMERICA  
NICHE, 2024

#3

LARGEST CITY IN COLORADO  
U.S. CENSUS BUREAU, 2023

#5

MUNICIPAL FISCAL HEALTH  
IN THE U.S.  
TRUTH IN ACCOUNTING, 2023

#14

BEST LARGE CITY TO START  
A BUSINESS  
WALLETHUB, 2023

#33

BEST PARK SYSTEMS IN THE U.S.  
TRUST FOR PUBLIC LAND PARKSCORE, 2023

#36

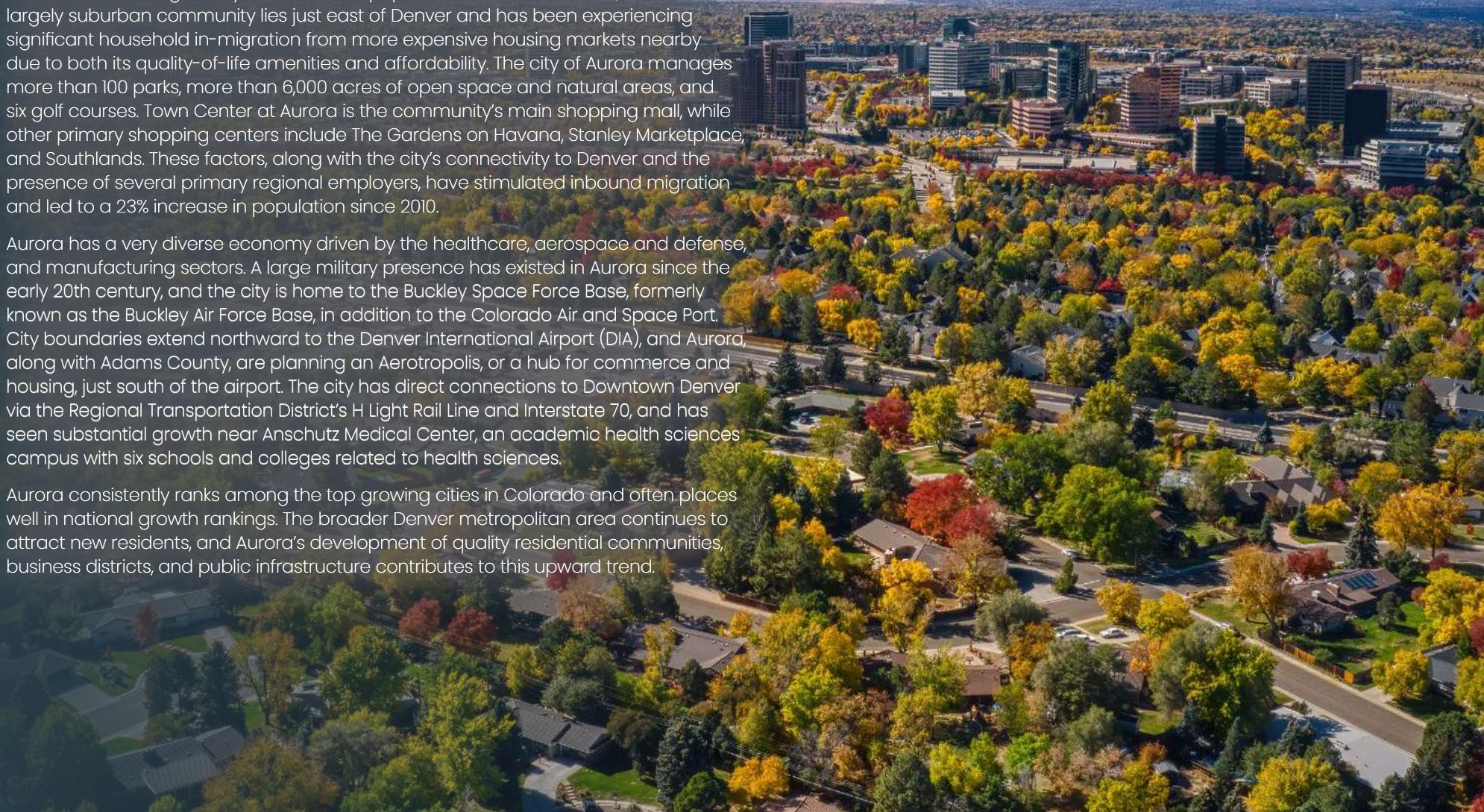
BEST CITIES TO LIVE IN THE U.S.  
LIVABILITY, 2024

# AURORA

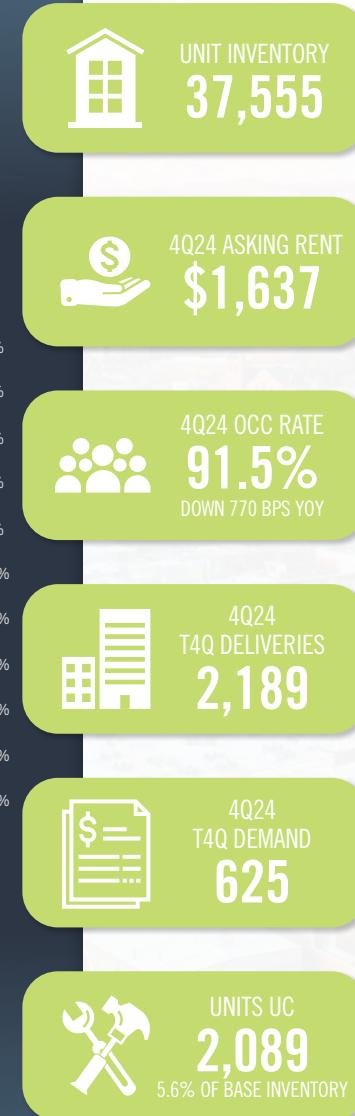
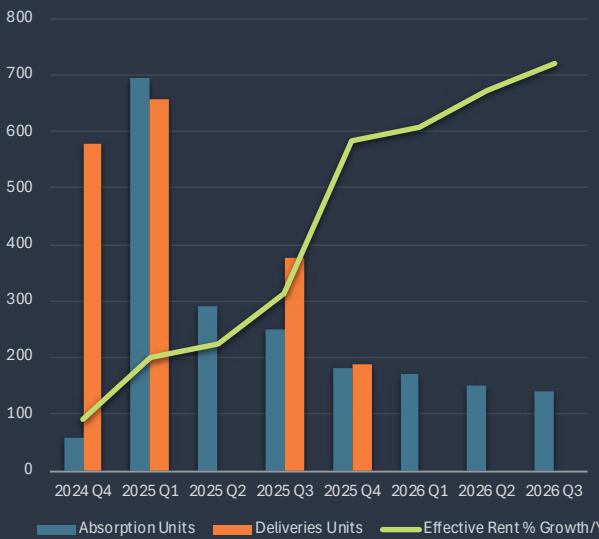
Aurora is one of the primary cities of the greater Denver metropolitan area and is Colorado's third largest city with a diverse population of more than 405,000. The largely suburban community lies just east of Denver and has been experiencing significant household in-migration from more expensive housing markets nearby due to both its quality-of-life amenities and affordability. The city of Aurora manages more than 100 parks, more than 6,000 acres of open space and natural areas, and six golf courses. Town Center at Aurora is the community's main shopping mall, while other primary shopping centers include The Gardens on Havana, Stanley Marketplace, and Southlands. These factors, along with the city's connectivity to Denver and the presence of several primary regional employers, have stimulated inbound migration and led to a 23% increase in population since 2010.

Aurora has a very diverse economy driven by the healthcare, aerospace and defense, and manufacturing sectors. A large military presence has existed in Aurora since the early 20th century, and the city is home to the Buckley Space Force Base, formerly known as the Buckley Air Force Base, in addition to the Colorado Air and Space Port. City boundaries extend northward to the Denver International Airport (DIA), and Aurora, along with Adams County, are planning an Aerotropolis, or a hub for commerce and housing, just south of the airport. The city has direct connections to Downtown Denver via the Regional Transportation District's H Light Rail Line and Interstate 70, and has seen substantial growth near Anschutz Medical Center, an academic health sciences campus with six schools and colleges related to health sciences.

Aurora consistently ranks among the top growing cities in Colorado and often places well in national growth rankings. The broader Denver metropolitan area continues to attract new residents, and Aurora's development of quality residential communities, business districts, and public infrastructure contributes to this upward trend.



## SUPPLY, DEMAND &amp; RENT GROWTH FORECAST



# APARTMENT FUNDAMENTALS

## SUPPLY OVERHANG PERSISTS BUT CONSTRUCTION PIPELINE SHRINKING RAPIDLY

Although the number of units delivered in 2024 reached a record high of nearly 2,200, new construction starts in Aurora have swiftly decelerated since peaking in early 2023. A higher interest rate environment and a pullback in construction lending have left some developers unable to move forward with proposed projects. In 2024, there were only 204 construction starts, all occurring in the first quarter. Additionally, the number of units under construction in the city has declined by approximately 50% since the mid-2023 peak in the construction pipeline.

While deliveries have significantly outpaced net absorption over the past year, absorption increased nearly 50% between 2023 and 2024. This trend is expected to continue as the city benefits from renters being priced out of more expensive nearby rental markets, such as Central Park/Stapleton and central Denver.

## OCCUPANCY RESILIENT DESPITE ELEVATED NEW SUPPLY, RENTS IMPACTED MARGINALLY

The overall average occupancy rate in Aurora has remained steady around 92% to 93% over the past two years, despite a 10% increase in apartment inventory during this period. The current rate sits slightly below the national benchmark of 94%. Although rents declined at the end of 2024—marking the first rent decrease in the past decade—rents had been rising by 2.0% in the first half of the year. The recent surge in deliveries has led to increased concession usage among newer high-end properties, placing downward pressure on average effective rents. However, as the construction pipeline and the number of deliveries continue to decline rapidly, concessions are expected to decrease as well, paving the way for a return to positive rent growth in the near future.

## MARKET CONDITIONS WILL CONTINUE IMPROVE AMID EMPLOYMENT & POPULATION EXPANSIONS

Aurora continues to attract new residents due to its abundant outdoor recreation opportunities, strong connectivity to major regional employers, and affordability relative to other communities in the region. This trend has supported a robust labor market and a growing population. The population is projected to grow by 5% through 2029, adding over 7,200 households, while employment in the greater Denver metro area is forecasted to increase by 8% during this period. These trends are expected to restore apartment fundamentals to levels closer to the ten-year averages, which include an average annual rent growth of approximately 4.5% and an aggregate occupancy rate of 95%.

## Population

STRONG POPULATION GROWTH: Aurora's rapid expansion is notable, with a projected population growth rate over the next five years that's more than double the national average.

	Aurora, CO	USA
2024	405,572	338,440,954
2029	423,954	344,873,411
Change	4.5%	1.9%

## Educational Attainment

Aurora's rate of educational attainment is near the national average.

	Aurora, CO	USA
Bachelor's	24.1%	22.5%
Professional	12.2%	14.3%
Total	36.2%	36.8%

## Share of Renter Households

SIZABLE RENTER POPULATION: Aurora has an above average ratio of renter-occupied households.

	Aurora, CO	USA
2024	40.1%	35.6%

## Median HHI

INCOME GAINS: The median household income increase in Aurora is above average.

	Aurora, CO	USA
2024	\$83,506	\$79,068
2029	\$100,382	\$91,442
Change	20.2%	15.6%

## Households

POSITIVE HOUSEHOLD GROWTH: Projected household gains are also above the national growth rate.

	Aurora, CO	USA
2024	148,317	130,716,571
2029	155,540	134,930,577
Change	4.9%	3.2%



## Key Renter Age

SOLID RENTER BASE: Nearly a third of the population is within the key renter age cohort.

	Aurora, CO	USA
20-29	14.2%	13.3%
30-39	16.4%	13.7%
Total	30.6%	27.1%

## Median Age

YOUNG POPULATION: The median age in the city is 7% younger than the national median.

	Aurora, CO	USA
2024	36.1	39.3

## Labor Market

The unemployment rate for the Aurora MSA is above the national level, but similar to regional averages.

	Aurora, CO	USA
Unemployment Rate (Nov '24)	4.6%	4.0%

## Employment Segmentation

Aurora has similar segment of white-collar workers as the country overall.

	Aurora, CO	USA
White Collar	59.4%	62.6%

## AEROSPACE & DEFENSE

For decades, Colorado's aerospace and defense sector has thrived, establishing itself as a vital force in both the local and state economies. This success is fueled by a unique combination of assets, including a highly educated tech workforce, substantial military presence, and world-class educational and research institutions, creating a vibrant ecosystem for both public and private aerospace and defense industries. Today, nearly 300 aerospace companies in Colorado employ over 30,000 people, with the state leading the nation in private aerospace jobs per capita.

Over a third of the state's sector employment is concentrated in Adams and Arapahoe County, where the city of Aurora is located.

Aurora is home to the Buckley Space Force Base, which has over 8,000 military personnel and contributes around \$2.5 billion annually to the local economy.

The city is adjacent to the Colorado Air and Space Port (CASP), one of only 11 space ports in the United States.



## BIOSCIENCE & HEALTHCARE

Aurora is the epicenter for Colorado's bioscience and healthcare cluster with some of the most well-known and highly rated facilities in the world. These attract both top talent and patients from around the globe as a medical destination. With incubators and accelerators for small companies and researchers, companies in this sector have the opportunity to grow in Aurora.

Aurora has three major healthcare & life science campuses, including the **University of Colorado Anschutz Medical Campus**, **Fitzsimons Innovation Community** & **HealthONE Medical Center of Aurora**.

The city has seen 16 years of consecutive healthcare employment growth and five years of bioscience employment growth, both outpacing the nation.

Since 2015, Aurora companies in the sector have raised \$178 million in venture funding.



## TRANSPORTATION & LOGISTICS

Supported by Aurora's exceptional multi-modal transportation infrastructure, central U.S. location with global reach, and abundant land for scalable growth, the city has emerged as a leader in the transportation and logistics sector. Aurora was the first city in Colorado to host two Amazon facilities amid the e-commerce surge and is located near one of the busiest international airports globally. Over the past five years, transportation and warehousing have experienced the highest employment growth of any industry in Aurora.



Aurora is home to 300 transportation & logistics companies with more than 7,000 employees.

## ADVANCE MANUFACTURING

Aurora is growing its advanced manufacturing sector, with a focus on areas like aerospace, bioscience, and sustainable agriculture technologies. The Fitzsimons Innovation Community also plays a key role in this industry, advancing bioscience manufacturing opportunities with a 90,000-square-foot facility for commercial-scale cell and gene therapy production. This hub, aligned with the University of Colorado Anschutz Medical Campus, draws in biotech and healthcare companies working on innovative treatments and therapies, contributing to Colorado's \$1.2 billion biotech industry.



## ENERGY

Similar to the greater Denver metropolitan area, Aurora has long been heavily impacted by the extractive industries sector. The city's proximity to Colorado's eastern plains has been advantageous for the ongoing shift toward renewable energy. It is home to the SolarTAC, the largest test facility for solar technologies (photovoltaic and concentrated solar power technologies) in the United States, while there are several windfarms just east of the city in eastern Colorado.





UNIVERSITY OF COLORADO ANSCHUTZ MEDICAL CAMPUS

## UNIVERSITY OF COLORADO ANSCHUTZ MEDICAL CAMPUS

The Anschutz Medical Campus hosts a variety of facilities, including hospitals, medical and dental schools, pharmacy programs, public health institutions, physical therapy, and nursing schools, along with extensive research and laboratory spaces. It stands as the largest academic health center in the Rocky Mountain region, excelling in education, research, and patient care. Approximately 30,000 employees are based on the campus, which serves around 1.5 million patients each year, and it has been a major catalyst for new development in Aurora. The campus' economic contribution is substantial, with total direct expenditures exceeding \$2.6 billion. Since 2002, the campus has filed 1,300 patent applications and has seen the establishment of 53 new companies stemming from its research initiative. The campus is home to:



University of Colorado Hospital

**UCHealth University of Colorado Hospital** – Ranked as the #1 hospital in Colorado by U.S. News & World Report, and #2 in the nation for its pulmonology and lung surgery focus.



School of Medicine  
UNIVERSITY OF COLORADO

**University of Colorado School of Medicine** – School ranked #9 for the best medical schools for primary care by U.S. News and World Report. It has six schools at the Campus and more than 40 programs serving 4,500 students.



Children's Hospital  
Colorado

**Children's Hospital Colorado** – Consistently ranked in the top in the nation among pediatric hospitals. The hospital has more than 7,700 employees and 2,100 medical staff, and is home to many nationally and internationally recognized programs.



U.S. Department  
of Veterans Affairs

**Rocky Mountain Regional VA Medical Center** – Recently opened its 1.2 million square foot campus at Anschutz and provides innovative and leading-edge care to Veterans throughout the region.



CARE Innovation Center

**UCHealth CARE Innovation Center** – A partnership between academia and health care innovators that helps partners test, pilot, optimize and commercialize the most innovative new technologies in health care.



## PHILIP MORRIS INTERNATIONAL OPENING NEW FACILITY IN AURORA

In July 2024, the tobacco company Philip Morris International announced plans to open a new factory in Aurora for the production of ZYN nicotine pouches. The company will make a **\$600 million investment** to build the factory, which will be on a 150-acre parcel of land near 48th Avenue and Harvest Road, and is expected to bring **500 jobs** over the next two years. In addition to permanent positions, constructing the facility is expected to generate over **5,000 temporary jobs** and have a billion-dollar economic impact on the area. The company also estimates the factory will create **1,000 additional indirect jobs** and contribute an ongoing **economic impact of \$550 million** annually in Aurora.



## KROGER OPENS LARGE-SCALE FULFILLMENT CENTER IN AURORA

Kroger, in collaboration with Ocado, has opened a **300,000-sqft** customer fulfillment center in Aurora, which is highly automated and utilizes advanced robotics for order fulfillment. This facility is expected to **create around 400 new jobs** and enhance Kroger's ability to **deliver groceries** and home essentials to customers within a 90-minute radius. Residents throughout the region can now order fresh produce and Kroger's own brand products for home delivery. This new site significantly strengthens Kroger's delivery services in the Denver metro area, leveraging Aurora's strategic location for distribution.



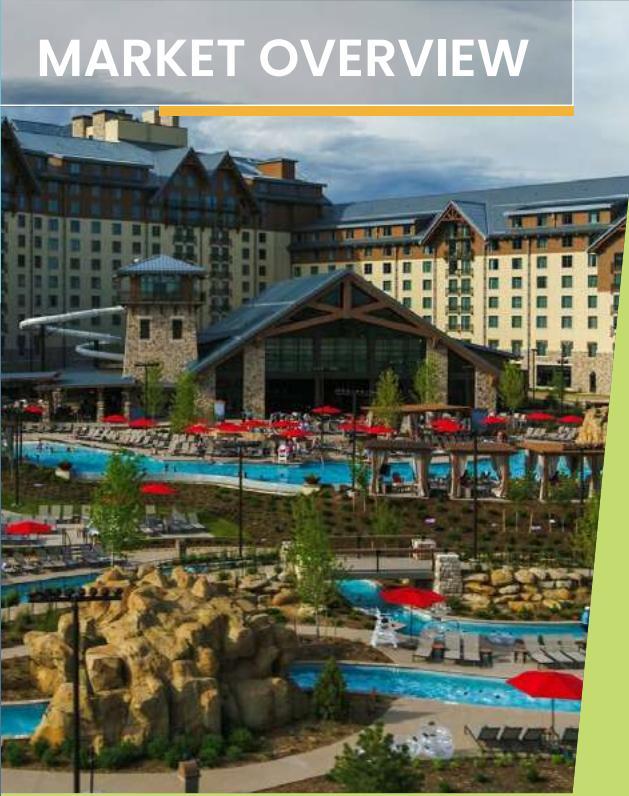
## DOLLAR GENERAL COMPLETES MASSIVE DISTRIBUTION CENTER

In early 2024, Dollar General finalized construction on a nearly **one million-sqft** distribution center in Aurora, representing an **investment** of approximately **\$172 million** in the area. The facility was anticipated to create around **400 new jobs** and various career growth opportunities. This marks Dollar General's first distribution center in Colorado, part of the company's expanding footprint in the state. The company opened its first store in Colorado in Poinsett County in 2002 and currently employs over 650 individuals across approximately 75 stores statewide.

## KOELBEL & CO. DEVELOPING 200,000 SF OFFICE PROJECT FOR DEFENSE INDUSTRY

Denver developer Koelbel & Company broke ground in late 2023 on **Innovus**, a four-story **office building** spanning **200,000-sqft**, at the intersection of East Sixth Avenue and North Valdai Street in Aurora. Designed with high-security spaces, Innovus will specifically serve **tenants** in the **defense sector**, including Department of Defense contractors, as well as aerospace and cybersecurity firms. The site is conveniently situated near Buckley Space Force Base and is part of the mixed-use development known as Aurora One, led by Denver-based Plan West. The project has a budget exceeding **\$100 million** and will feature amenities such as a secure event center with a capacity for 300 people, an onsite data center, and a fitness center. Completion is expected in late 2025.

Sources: *Business Wire*, *The Kroger Co.*, *Dollar General Newsroom*, *Koelbel*



## GAYLORD ROCKIES SEEKS MAJOR EXPANSION TO WATER PARK & HOTEL

**Gaylord Rockies Resort & Convention Center** has submitted plans to the City of Aurora to add **450 rooms** and a **47,000-sqft indoor addition** to its water park. The expansion would increase the hotel's capacity from 1,501 rooms to 1,950 rooms, maintaining its position as the **largest hotel and convention center** in the state. The additional rooms and new indoor water park are just Phase I of a **two-phase expansion**. A second phase being considered will include an **additional 550 guestrooms**, while the Center is already adding a new dining option and event pavilion, and opened a Topgolf Swing Suite earlier this year.



## CONSTRUCTION CONTINUES ON THE POINT AT NINE MILE STATION

Mile High Development, in partnership with Koelbel & Company, is transforming the former Regatta Plaza Shopping Center in Aurora into a **22-acre master-planned community** centered around the **Nine Mile light rail station**. This redevelopment features a new **80,000-sqft King Soopers** located at 3050 S. Peoria Street, along with **\$18 million** invested in infrastructure improvements, which include new streets, lighting, landscaping, and other horizontal enhancements. The site is welcoming several other new retail businesses, such as Key Bank, Pacific Dental, and a new IHOP. Additionally, plans are underway for over **300 residential units**, as well as the construction of a **200,000-sqft office tower**.



# LIFESTYLE & ENTERTAINMENT

Aurora is a lively and picturesque city brimming with attractions to discover. Visitors can explore the vibrant downtown area, which offers a variety of shopping and dining options, or enjoy the breathtaking views of Aurora Reservoir. For those who love the outdoors, Cherry Creek State Park provides excellent camping opportunities, while the Seven Falls Nature Trail offers scenic hiking routes. History enthusiasts will find the Museum of Natural History and Sci-Tech Discovery Center particularly engaging, and art aficionados can visit numerous galleries and theaters scattered throughout the city.

The city features several vibrant shopping centers, including Southlands, an outdoor mall that boasts over 150 stores and a diverse array of restaurants, and the Town Center at Aurora, which provides an extensive selection of retail shops and dining options. In addition to shopping, Havana Street is renowned for its diverse international culinary offerings, making it a popular dining destination. Moreover, the Aurora Cultural Arts District showcases a variety of art venues, while the Aurora History Museum offers valuable insights into the city's heritage, often hosting engaging exhibits and events. With its blend of outdoor adventures, shopping, dining, and cultural experiences, Aurora provides a vibrant environment for a diverse range of activities.

Sources: Cherry Creek State Park, CoStar, ESRI, Aurora Economic Development Corporation, Visit Aurora, Denver Business Journal, Steve Talley Photography, Aurora, Home & Money, Redfin



SOUTHLANDS



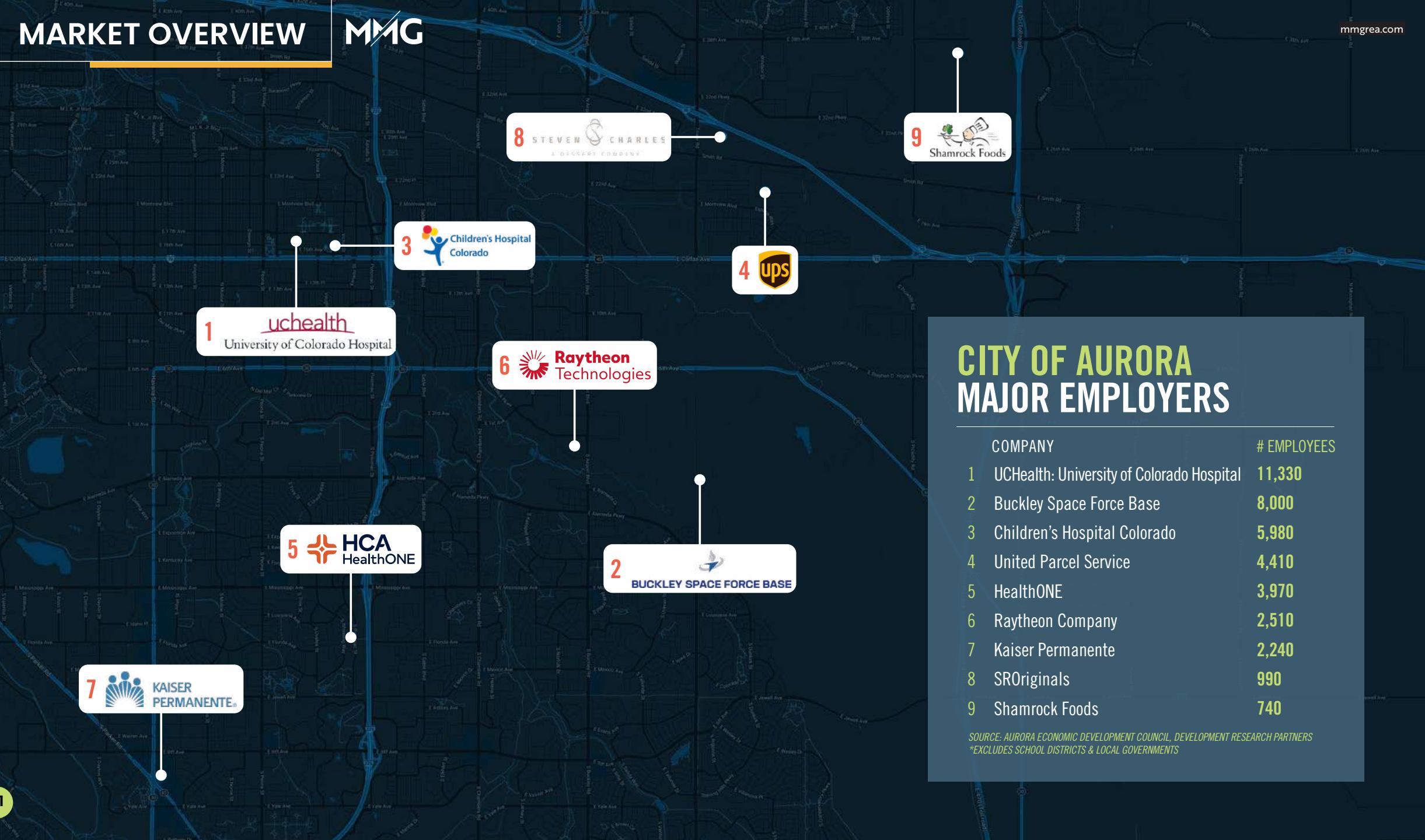
AURORA HISTORY MUSEUM



STANLEY MARKETPLACE



TOWN CENTER AT AURORA

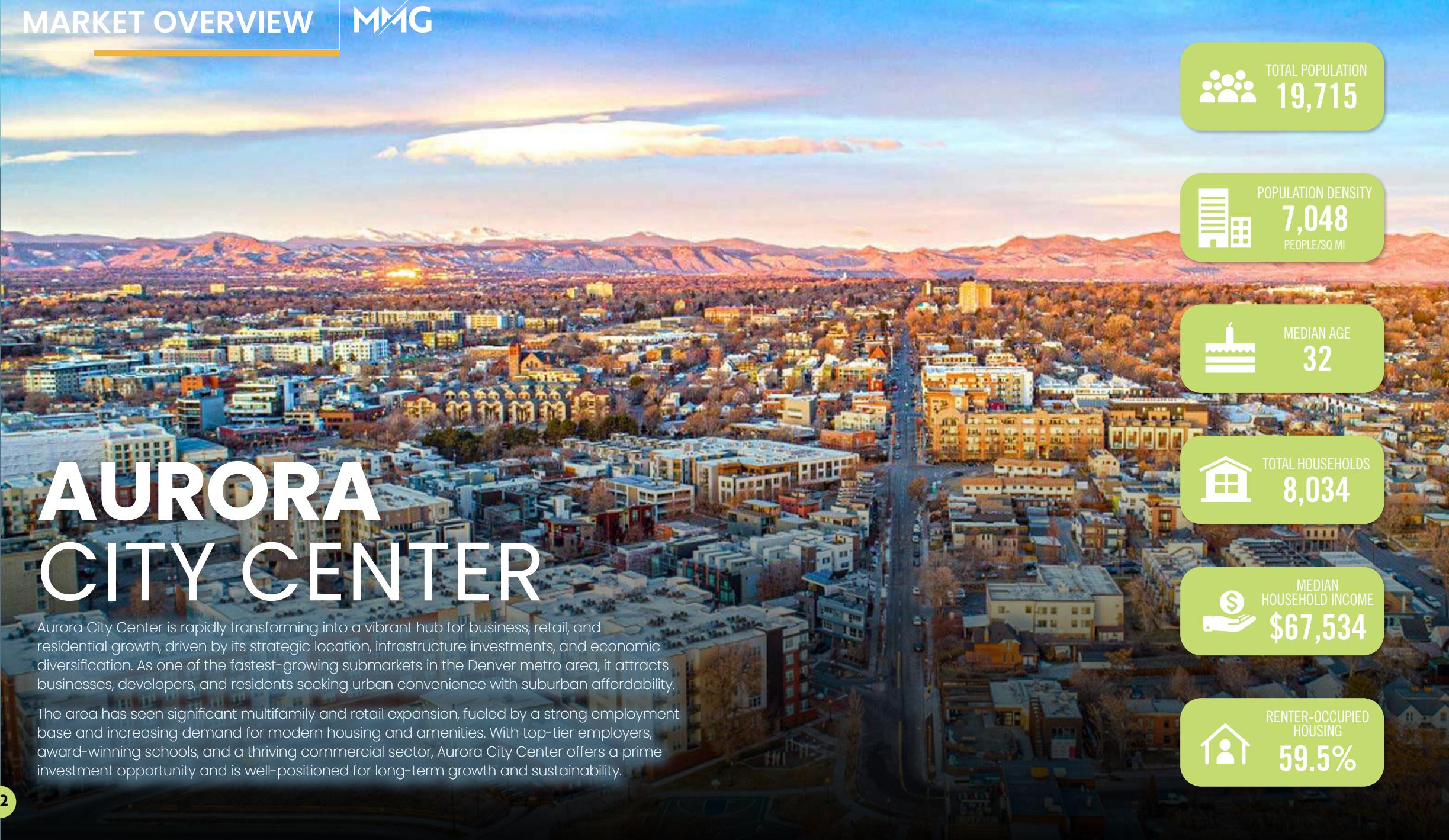


## CITY OF AURORA MAJOR EMPLOYERS

COMPANY	# EMPLOYEES
1 UCHealth: University of Colorado Hospital	11,330
2 Buckley Space Force Base	8,000
3 Children's Hospital Colorado	5,980
4 United Parcel Service	4,410
5 HealthONE	3,970
6 Raytheon Company	2,510
7 Kaiser Permanente	2,240
8 SROriginals	990
9 Shamrock Foods	740

SOURCE: AURORA ECONOMIC DEVELOPMENT COUNCIL, DEVELOPMENT RESEARCH PARTNERS

\*EXCLUDES SCHOOL DISTRICTS & LOCAL GOVERNMENTS



# AURORA CITY CENTER

Aurora City Center is rapidly transforming into a vibrant hub for business, retail, and residential growth, driven by its strategic location, infrastructure investments, and economic diversification. As one of the fastest-growing submarkets in the Denver metro area, it attracts businesses, developers, and residents seeking urban convenience with suburban affordability.

The area has seen significant multifamily and retail expansion, fueled by a strong employment base and increasing demand for modern housing and amenities. With top-tier employers, award-winning schools, and a thriving commercial sector, Aurora City Center offers a prime investment opportunity and is well-positioned for long-term growth and sustainability.

 TOTAL POPULATION  
**19,715**

 POPULATION DENSITY  
**7,048**  
PEOPLE/SQ MI

 MEDIAN AGE  
**32**

 TOTAL HOUSEHOLDS  
**8,034**

 MEDIAN  
HOUSEHOLD INCOME  
**\$67,534**

 RENTER-OCCUPIED  
HOUSING  
**59.5%**

## DEMAND DRIVERS & RECENT DEVELOPMENTS

The **Anschutz Medical Campus** has been a key economic driver, attracting young professionals and healthcare workers who seek high-quality rental housing. Additionally, submarkets like Havana Street and City Center have experienced strong leasing activity due to their proximity to retail and employment hubs.



### MULTIFAMILY GROWTH TRENDS

- **New Class A Developments:** High-end luxury apartments catering to **affluent professionals**.
- **Middle-Tier Properties:** Strong demand from **Denver transplants** seeking **affordable alternatives**.



### RETAIL EXPANSION & COMMERCIAL GROWTH

- **Town Center at Aurora:** Major shopping destination with **national retailers**.
- **Gardens on Havana & Stanley Marketplace:** Vibrant mix of **boutiques, restaurants, and entertainment**.
- **Grocery-Anchored Retail Centers:** Increased **investment in supermarkets and essential retail** to support the area's growing population.



## TOP-RANKED PUBLIC SCHOOL DISTRICTS

Aurora City Center is primarily served by two **high-performing** public school districts, recognized for their **academic excellence and athletic programs**.

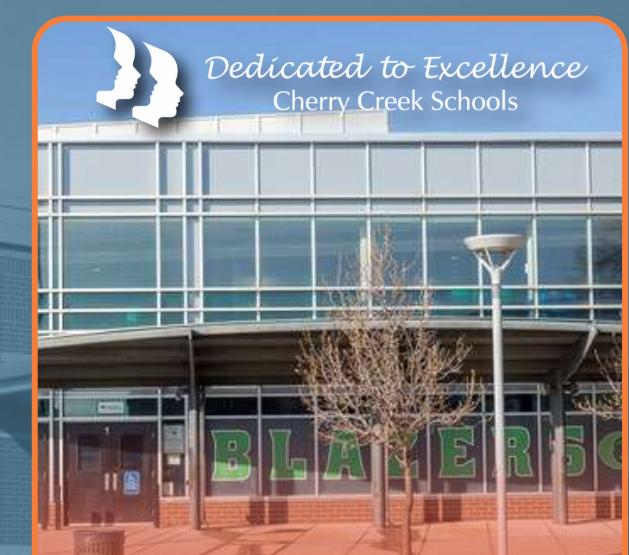



**AURORA PUBLIC SCHOOLS (ADAMS-ARAPAHOE 28J)**

- **Gateway High School** is the flagship high school serving the neighborhood.
- Offers **Advanced Placement (AP) courses** and serves a diverse student population.



*Dedicated to Excellence*  
Cherry Creek Schools



**CHERRY CREEK SCHOOL DISTRICT**

- Includes **Overland High School**, located at 12400 East Jewell Avenue, Aurora, CO.
- Known for its **comprehensive curriculum** and **strong extracurricular programs**.

AURORA PUBLIC SCHOOLS PROFESSIONAL LEARNING AND CONFERENCE CENTER

*Source: Homes.com, Eidos Architects*

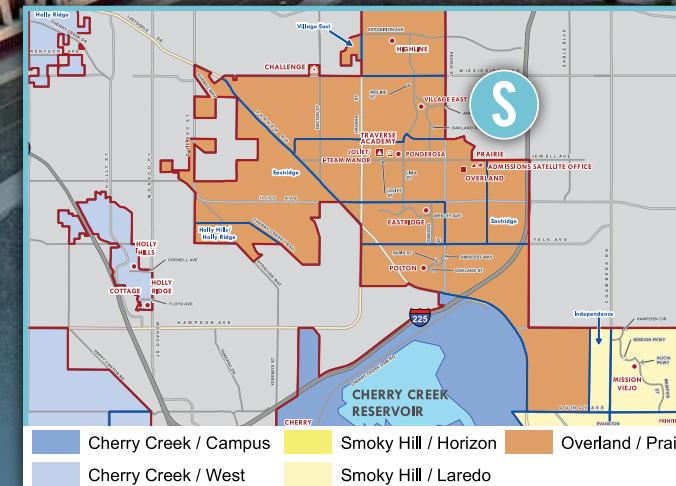


# CHERRY CREEK SCHOOL DISTRICT

The Cherry Creek School District 5, also known as Cherry Creek Public Schools, is ranked as the top district in the Denver metro area. It has a **16 to 1 student-teacher ratio**, well above the state average, and serves more than **54,000 children** and **300,000 residents** across seven municipalities. The District is comprised of 43 elementary schools, 11 middle schools and **eight high schools**, in addition to an alternative high school, a magnet school and two charter schools. It offers Advanced Placement (AP) programs, International Baccalaureate (IB) offerings, and concurrent enrollment opportunities for college credits. Of its student body, 70% of high school students tested at or **above the proficient level for reading** and 46% tested at or above that level for math.

The Cherry Creek School District is ranked by the Colorado Department of Education as an **"Accredited"** district with a 67% rating, **one of the highest in the state**. The District is known for high test scores, robust graduation rates, and advanced placement opportunities. It offers a wide range of programs, including STEM, arts, athletics, and special education services.

The District's high-performing schools attract families who prioritize education for their children. Homes in areas served by Cherry Creek schools tend to be more expensive, reflecting the high demand for quality education. Overall, the District has a direct influence on moving patterns and property valuations, and being located within district boundaries is a **major benefit to rental properties**.



**#1** **BEST SCHOOL DISTRICT  
IN DENVER METRO**  
NICHE, 2024

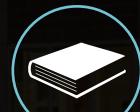
**#1** **BEST SCHOOL DISTRICT  
FOR ATHLETES IN COLORADO**  
NICHE, 2024

**#2** **BEST PLACES TO TEACH  
IN COLORADO**  
NICHE, 2024

**#3** **BEST SCHOOL DISTRICT  
IN COLORADO**  
NICHE, 2024

**RATED AS A 4 STAR DISTRICT  
(OUT OF 5)**  
SCHOOLDIGGER.COM, 2024

**A** Overall  
Niche Rating



ACADEMICS



TEACHERS



CLUBS & ACTIVITIES



SPORTS



DIVERSITY



COLLEGE PREP

Source: DLR Group

## AURORA CITY CENTER MAJOR EMPLOYERS

COMPANY	# EMPLOYEES	DISTANCE FROM CITY CENTER
1 Buckley Space Force Base	12,100	5 miles (10 min)
2 Anschutz Medical Campus	6,360	3 miles (7 min)
3 University of Colorado Hospital	4,050	3 miles (7 min)
4 Children's Hospital Colorado	5,670	3 miles (7 min)
5 Aurora Public Schools	4,020	2 miles (5 min)
6 Cherry Creek Schools	3,820	6 miles (12 min)
7 City of Aurora (Government)	3,740	Located within City Center
8 Raytheon Technologies	2,430	8 miles (15 min)
9 Kaiser Permanente	1,940	4 miles (10 min)
10 The Medical Center of Aurora	1,710	5 miles (10 min)

## KEY NEARBY RETAIL & SERVICE EMPLOYERS



**JC PENNEY**  
400 employees  
0.6 miles



**SAM'S CLUB CONNECTION CENTER**  
400 employees  
0.76 miles



**TARGET**  
400 employees  
0.87 miles



**COMMUNITY COLLEGE OF AURORA**  
400 employees  
1.02 miles



**Aurora City Center** benefits from its proximity to major employment hubs, particularly in **healthcare, aerospace, and education**, all within a short commute.

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MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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