

BUILDING & LOT FOR LEASE

Adjacent to The Stanley Marketplace



Property Highlights

- > 5,040 SF two-story building on 0.93 acres of prime ground in a high growth area.
- > Building comes with grease trap in place making it a great option for a brewery or restaurant location
- > Large outdoor space for parking and customer outdoor experiences such as lawn activities, patio dining, etc.
- > Around the corner from the Stanley Marketplace, a community of 50+ independently owned Colorado businesses that offer a place for you to eat, drink, shop, exercise, play, work, and more.
- > Direct access via Dayton into Central Park neighborhood and easy access to Fitzsimons and CU Anschutz Medical Campus, Lowry, and more!
- > The City of Aurora is encouraging new business and plans to make Dayton Street the next Tennyson Street. A main street and a hub for an active and bustling community. The new sidewalks and street infrastructure support this encouraged master plan.

2323 DAYTON STREET AURORA, CO 80121

Property Details

Building Size	5,040 SF
Lot Size	0.93 Acres
Year Built	1968
Zoning	OA-G

**Contact Broker for
Lease Rate & Property Details**

FOR MORE INFORMATION:

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Z A L L

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Location

Aurora is the third-largest city in Colorado and one of the most diverse cities in America. With more than 100 parks, 6,000 acres of natural areas and open space, Aurora is recognized for its healthy and active population. That includes the northwest Aurora neighborhood surrounding 2323 Dayton Street which is currently being revitalized with a brand-new collection of housing options, commercial spaces, event venues, and more.

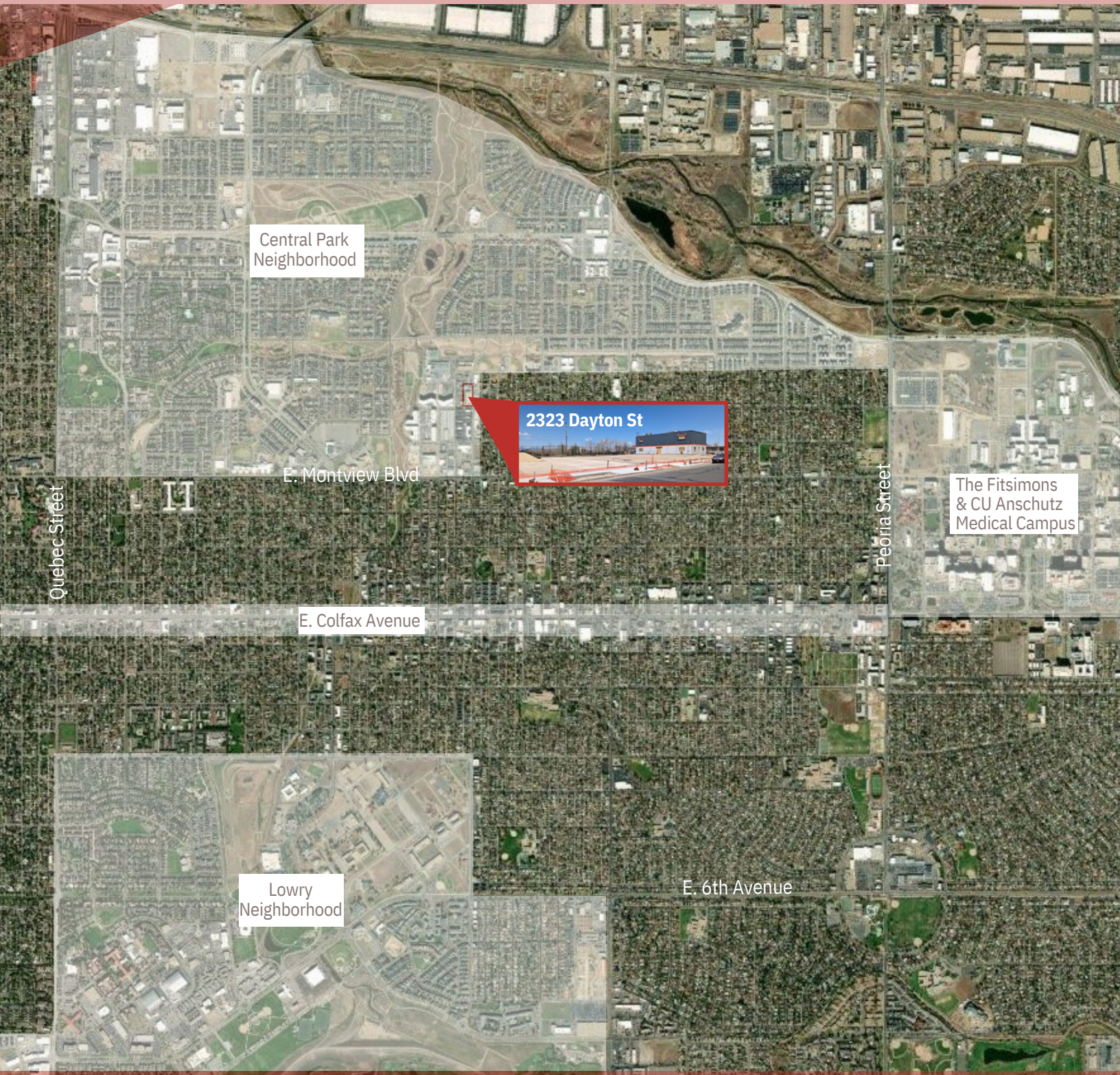
Area Demographics		1 Mile	2 Mile	3 Mile
2022 Population	2022	26,887	80,848	152,049
Household	2022 Avg.	9,159	28,625	56,030
HH Income	2022	\$127,551	\$114,084	\$120,759
Median Age	2022	31.5	32.5	33.8
Business		686	2,476	5,323



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