



FOR SALE | LAND | RETAIL

2,140 SF
SQUARE FEET

0.46/20,000
ACRE/SF LOT

1943
YEAR BUILT

\$900,000
PRICE



***DO NOT DISTURB TENANT, CURRENTLY OPERATING BUSINESS, CONTACT BROKER FOR SHOWINGS**

OFFERED BY:

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Offering Memorandum

11707 E. Colfax Avenue
Aurora, CO 80010

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	20,000 SF
Price/SF Land:	\$45.00
Year Built:	1943
Zoning:	OA-G
Submarket:	Aurora Retail

PROPERTY OVERVIEW

The subject property is a 20,000 SF parcel of land with a 2,140 SF restaurant/bar building located at 11707 E. Colfax Avenue in Aurora, Colorado. The property is a great owner user or redevelopment opportunity and is zoned OA-G (Original Aurora General) which allows for a wide variety of commercial, retail, office and residential uses. The site is located within 2 blocks of the multi-billion dollar Anschutz Medical/UC Health Sciences Center and is in the path of redevelopment for the East Colfax Corridor. There is great visibility, frontage and exposure to more than 35,000 vehicles per day on Colfax Avenue and great access to both I-70 and I-225. There is a restaurant/bar tenant in place that could either vacate upon sale or stay in place to provide income to the new owner.

PROPERTY HIGHLIGHTS

- .46 AC (20,000 SF) Site with a 2,140 SF restaurant/bar building
- Permissive Zoning: OA-G Aurora (Original Aurora General) Allows a Wide Variety of commercial, retail, office and residential uses
- Redevelopment Site: Large Site for Use As-Is or Potential Future Redevelopment
- Tenant in Place: El Metapan Restaurant & Bar can either vacate or stay
- Redevelopment or Owner-User Sale Opportunity
- East Colfax Frontage & Exposure to More Than 35,000 Vehicles Per Day

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	11707 E. Colfax Avenue - For Sale Land Retail
Street Address	11707 E. Colfax Avenue
City, State, Zip	Aurora, CO 80010
County	Adams
Sub-market	Aurora Retail
Cross-Streets	Colfax & Nome Street
Signal Intersection	No

BUILDING INFORMATION

Building Class	C
Year Built	1943
Number of Lots	1
Best Use	Redevelopment
Gross Leasable Area	2,140 SF
Free Standing	Yes

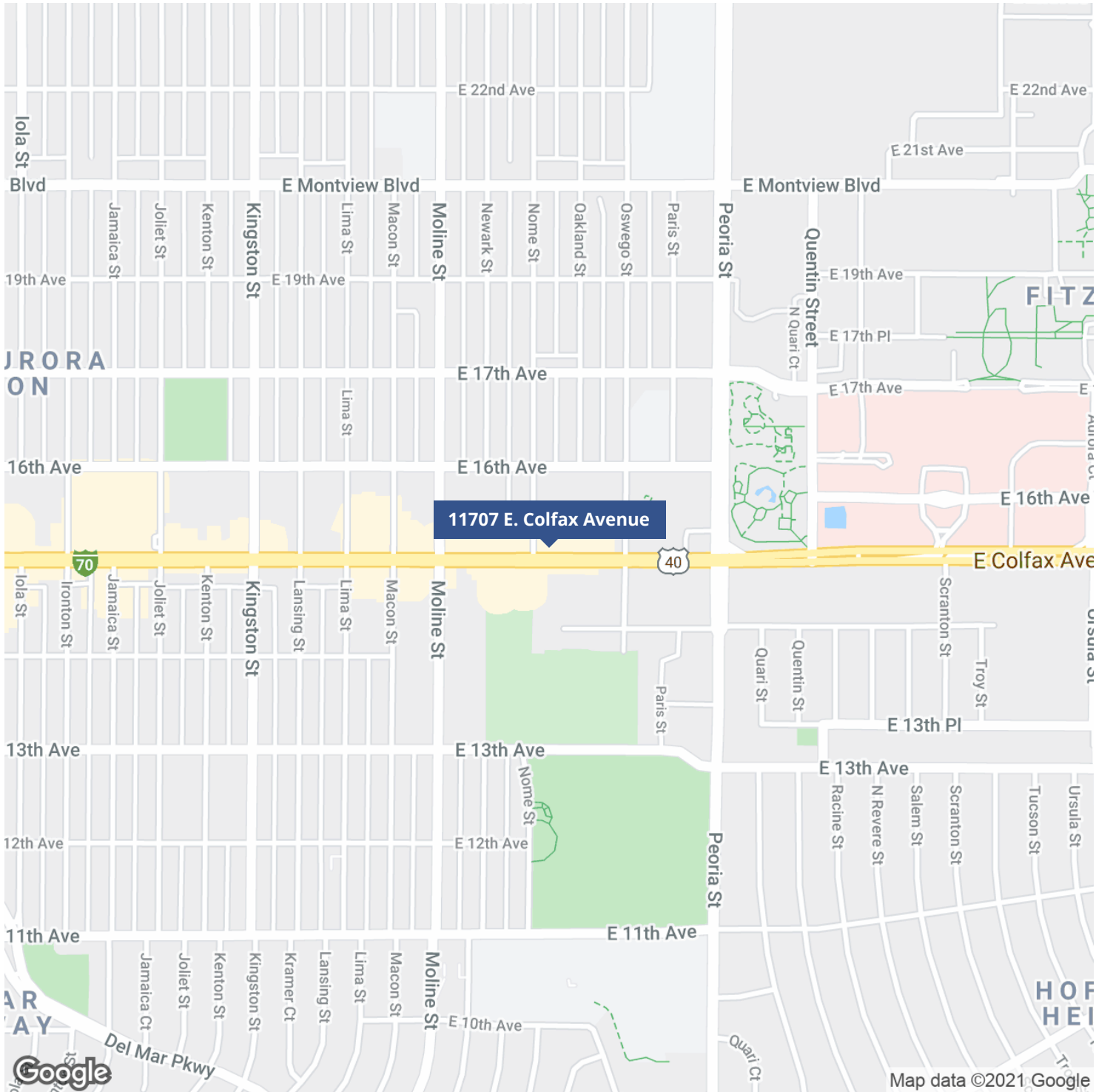
LOCATION DESCRIPTION

- 11707 E Colfax Avenue is located at East Colfax Avenue and Nome Street in Aurora Colorado and is 2 Blocks to Anschutz Medical/UC Health, a multi-billion dollar medical campus that employs more than 20,000 people. Aurora is a pro-development municipality with tax incentives that has created a revived trade area with several renovated and newly redeveloped commercial property projects. This East Colfax location provides great frontage and exposure to high traffic counts in a busy commercial corridor with convenient access to I-70 and I-225.

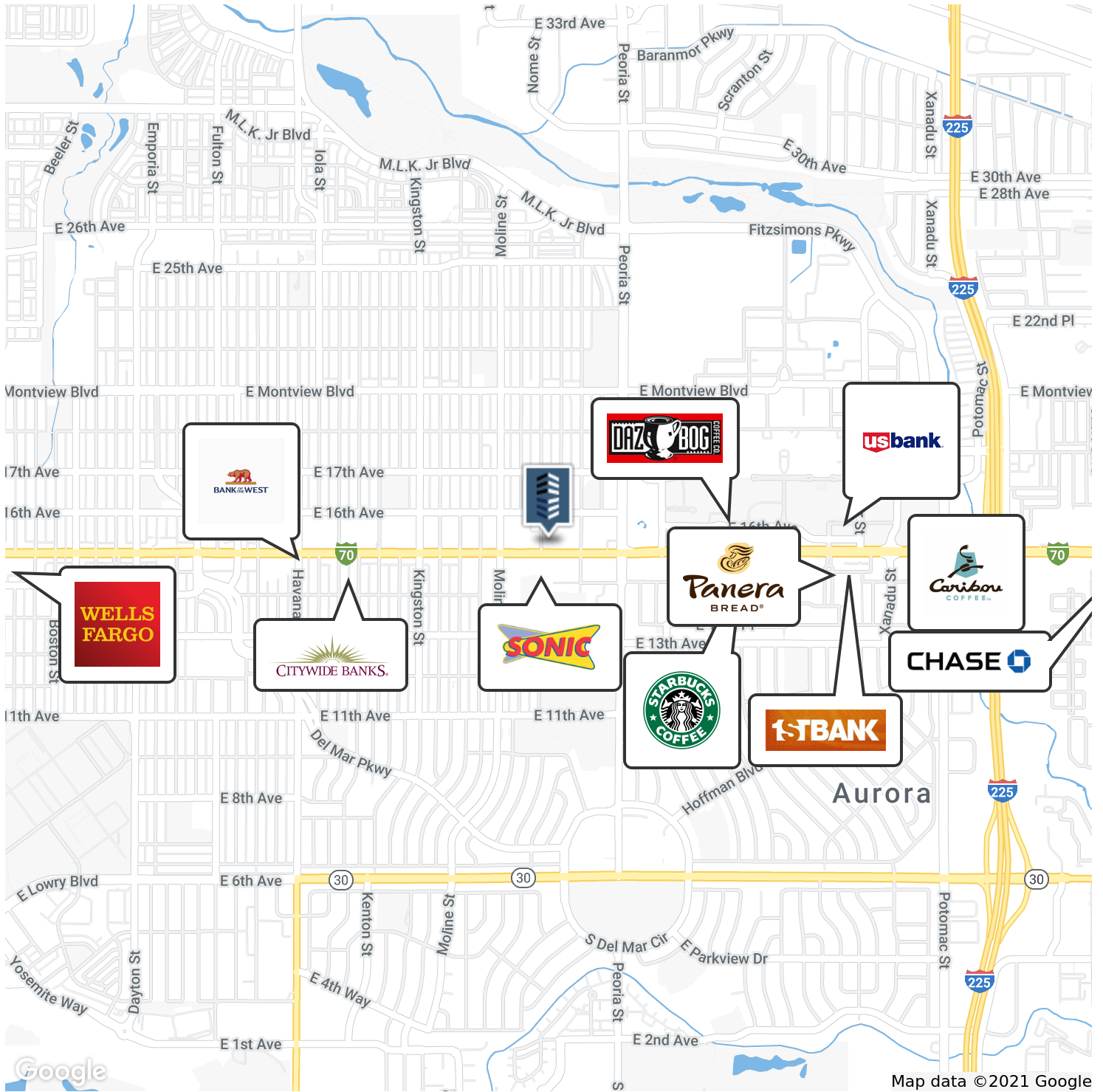
ADDITIONAL PHOTOS



LOCATION MAPS



RETAILER MAP



AERIALS



SITE PLAN



ZONING



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,215	23,079	44,084
Average age	26.4	27.3	28.2
Average age (Male)	27.4	27.2	27.9
Average age (Female)	25.2	27.0	28.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,403	7,393	14,432
# of persons per HH	3.0	3.1	3.1
Average HH income	\$30,250	\$36,591	\$39,870
Average house value			\$234,374

* Demographic data derived from 2010 US Census