

# MULTIFAMILY LAND - AURORA CITY CENTER

Chambers Rd. & Exposition Ave., Aurora, CO 80012

## FOR SALE



### PROPERTY DESCRIPTION

TOD Multifamily Land: Aurora City Center

**\$4,950,000.00**

### PROPERTY HIGHLIGHTS

- 6.84 Acres well located to Aurora City Center
- Short walk to the RTD R Line Metro Center Light Rail Station
- Close to retail, entertainment, employment health care and transportation
- Approved for 344 apartment units
- TOD Overlay District provides reduced parking, no height limit and waiver for some fees
- Located within high priority/pro-development area for City of Aurora

### DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
2020 Total Population	23,329	165,132	390,401
Businesses	801	7,316	15,537
Employees	13,335	78,103	149,955

### TRAFFIC COUNT

S. Chambers Rd. N of E. Exposition Ave.	48,878/vpd
S. Chambers Rd. S of E. Center Ave.	34,352/vpd
E. Alameda Pkwy W of S. Chambers Rd.	31,982/vpd

### TOM KAUFMAN

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

**ANTONOFF**  
& CO. BROKERAGE INC.

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