



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Development Land Near The Anschutz Medical Campus Available For Sale

1661 and 1685 Peoria St., Aurora, CO 80010



Located in an Enterprise Zone just one block west of the Anschutz Medical Campus and 1½ blocks north of E. Colfax Avenue. This assemblage of land totals 0.71± acres and is awaiting development. The 1685 Peoria parcel currently has a small restaurant building on the site. Current zoning of Fitzsimons Boundary Category 1, Sub-Area 1 allows for a wide variety of commercial uses. 1661 Peoria Parcel: Assessor Parcel #:0182335417016, 0.48± acres, Taxes: \$5,939.04; 1685 Peoria Parcel: Assessor Parcel #0182335417012, 0.23± acres, Taxes: \$7,680.48. This property has water, sewer, electricity and gas.

Asking: \$1,950,000

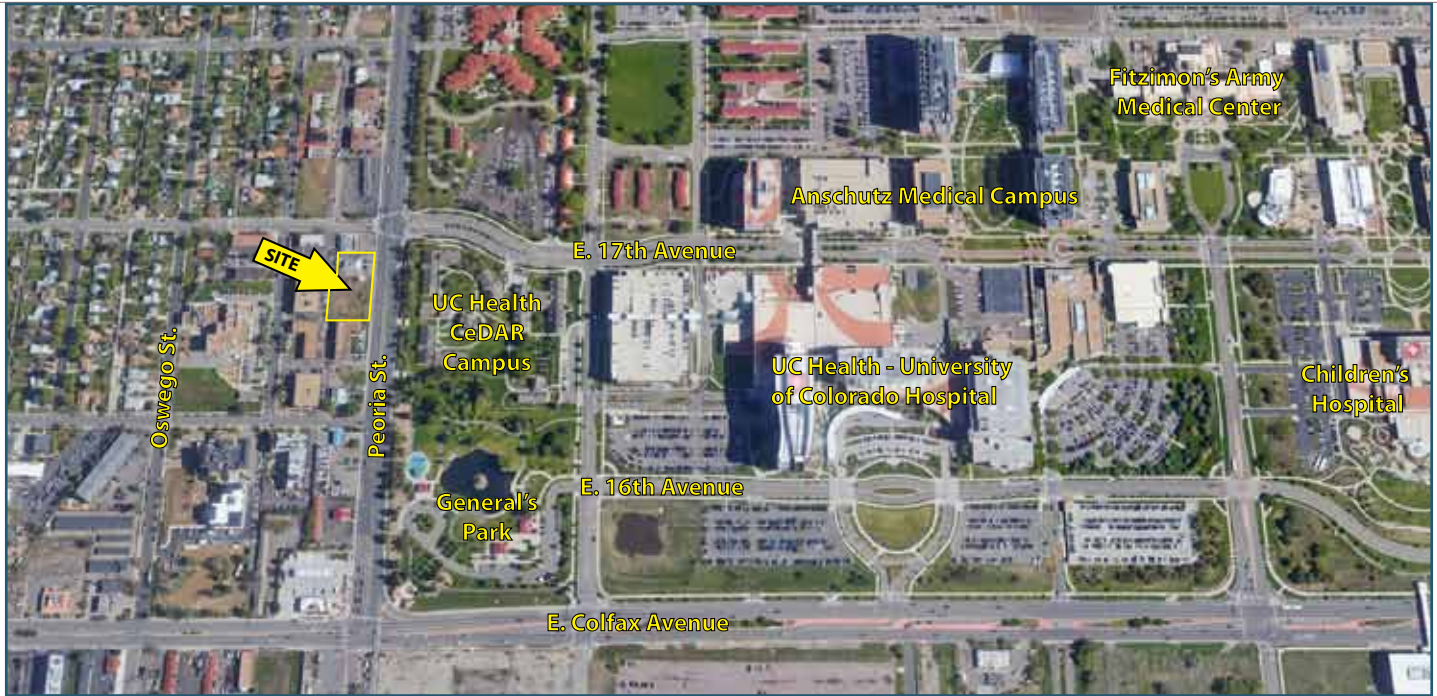


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DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population:	22,231	160,716	385,246
Households:	7,388	55,318	148,138
Median Household Income:	\$41,760	\$66,765	\$76,296
Median Age:	31.90	33.00	34.50

TRAFFIC:

Peoria at E. 19th Ave.: 29,400 vpd
 Peoria at E. 14th Ave.: 22,999 vpd

