



AVAILABLE PRIME RETAIL LAND



NWC COLFAX AVE & AIRPORT BLVD • AURORA, CO

EXCELLENT HIGHWAY ACCESS (I-70 & I-225) • PRIME COLFAX AVE FRONTAGE



HIGHLINE CANAL TRAIL

MURAL APARTMENTS
OPENING SPRING 2025

± 34,396
TRAFFIC COUNT

★AVAILABLE
LAST PAD REMAINING!

NORFOLK ST

N AIRPORT BLVD



HIGHLINE CANAL TRAIL

± 22,572
TRAFFIC COUNT



COLFAX AVE



● SALUD FAMILY HEALTH CENTER

QuikTrip
OPENING Q1 2025

PROPERTY HIGHLIGHTS

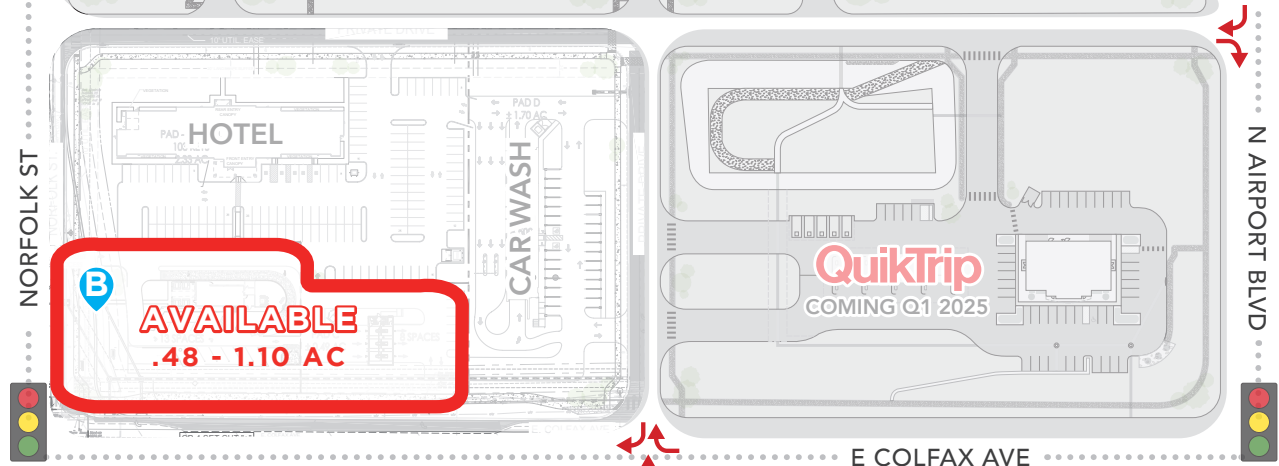
- Retail pad available
- Very dense trade area with excellent access to both I-70 to the North and I-225 to the West
- Prime Colfax Avenue frontage with convenient access to Airport Boulevard
- Convenient access to the Highline Canal Trail, a 71-mile recreational trail connecting Waterton Canyon in the southwest DMA with Green Valley Ranch
- Located 5 minutes northwest of Buckley Space Force Base, which supports approximately 3,100 active duty members from every service, 4,000 National Guard personnel and reservists, and thousands of veterans and retirees



PAD ACREAGE STATUS

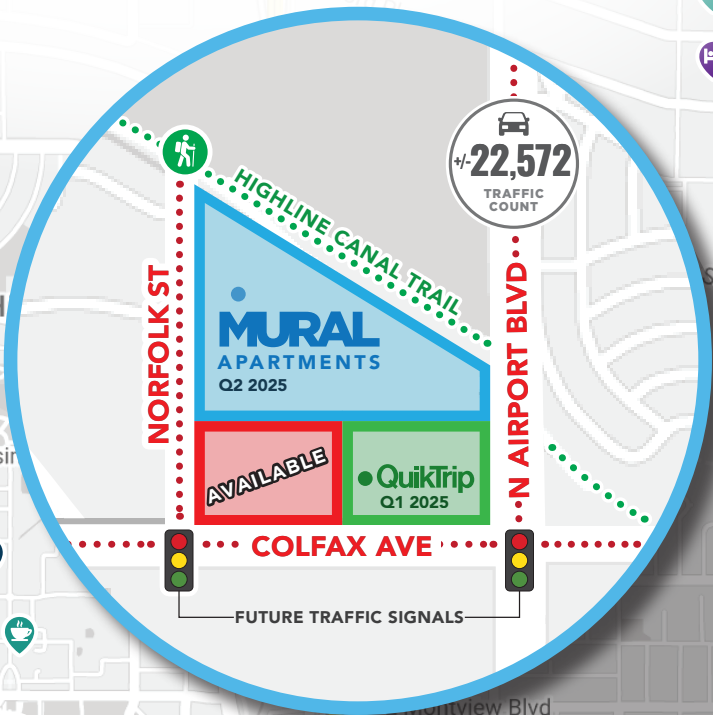
PAD	ACREAGE	STATUS
A	2.23	Hotel (Deal Pending)
B	1.10	Last Pad Available!
		Divisible to .48 AC
		Drive-thru Possible
C	1.7	Car Wash (Deal Pending)

*Site plan and lot lines are conceptual and can be adjusted to accommodate a variety of end-user layouts



● PRIME COLFAX FRONTAGE

PROPERTY LOCATION



ANSHUTZ/FITZSIMMONS
25,000 Faculty, Employees,
& Support Staff

DENVER CBD « 30 MIN

- PARK/REC
- SHOPPING
- SCHOOL
- LODGING
- DINING
- COFFEE
- GROCERY
- HOSPITAL
- GAS

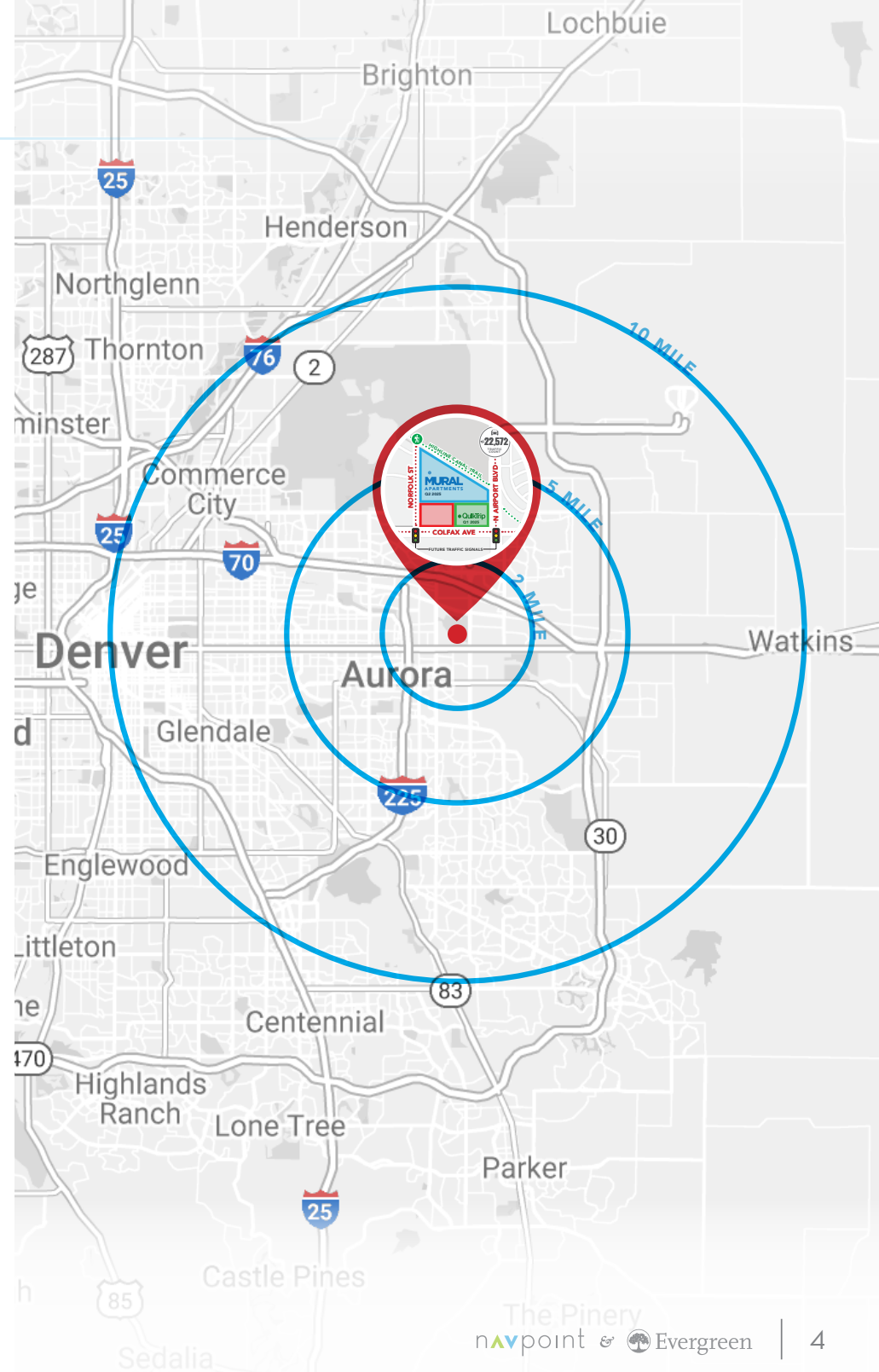
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LOCATION DEMOGRAPHICS

POPULATION	2 MILE	5 MILE	10 MILE
2026 Projection	46,011	345,433	1,066,979
2021 Population	43,994	328,908	959,270
Growth 2021-2026	0.9%	1.0%	1.0%
Median Age	32.5	33.1	35
HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2026 Projection	16,132	120,701	410,718
2021 Households	15,440	115,029	391,301
Avg Household Size	2.8	2.8	2.4
HOUSEHOLD INCOME	2 MILE	5 MILE	10 MILE
Average Income	\$63,570	\$77,294	\$100,665
Median Income	\$50,729	\$60,536	\$75,516
HOUSING	2 MILE	5 MILE	10 MILE
Median Home Value	\$257,716	\$313,860	\$391,808
Median Year Built	1979	1982	1980



HIGHLINE CANAL TRAIL



MIKE QUINLAN Brokerage Services
C: 303.726.4730 • mike.quinlan@navpointre.com

BRENT HAM Brokerage Services
C: 303.513.8189 • brent.ham@navpointre.com

JORDAN BURGESS Brokerage Services
C: 970.371.4428 • jordan.burgess@navpointre.com



HEATHER WISEMAN Vice President, Leasing
C: 303.656.8713 • hwiseman@evgre.com

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