

# COLFAX AVENUE SABLE BOULEVARD

ON THE SOUTHWEST  
CORNER, JUST EAST  
OF I-225 ON COLFAX  
AURORA, COLORADO



## INFORMATION

- Located less than one mile from the University of Colorado Hospital
- Medical Campus currently employs 17,000 with 1.5 million patient visits
- Less than a ½ Mile from new RTD FasTracks Station
- Good visibility from Colfax
- One approximately 2 acre lot
- Zoned B-1 Commercial/Retail
- Also have neutral zoning inquiry for hotel use from city

## DEMOGRAPHICS

Source: *Allocate Data 2015*

	1 MILE	2 MILE	3 MILE
2013 Population	20,010	59,530	136,958
Avg Household Inc.	\$42,557	\$46,344	\$49,088
Employees	13,338	36,765	64,790
Businesses	1,300	3,183	5,330

## TRAFFIC COUNTS

Source: *DRCOG 2014, \*2013*

On Colfax Ave west of Sable Blvd	41,708 cars/day
On Colfax Ave west of Chambers Rd	30,900 cars/day
On Sable Blvd south of Colfax Ave	9,512 cars/day*



5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | [www.sullivanhayes.com](http://www.sullivanhayes.com)

**SullivanHayes**  
B R O K E R A G E

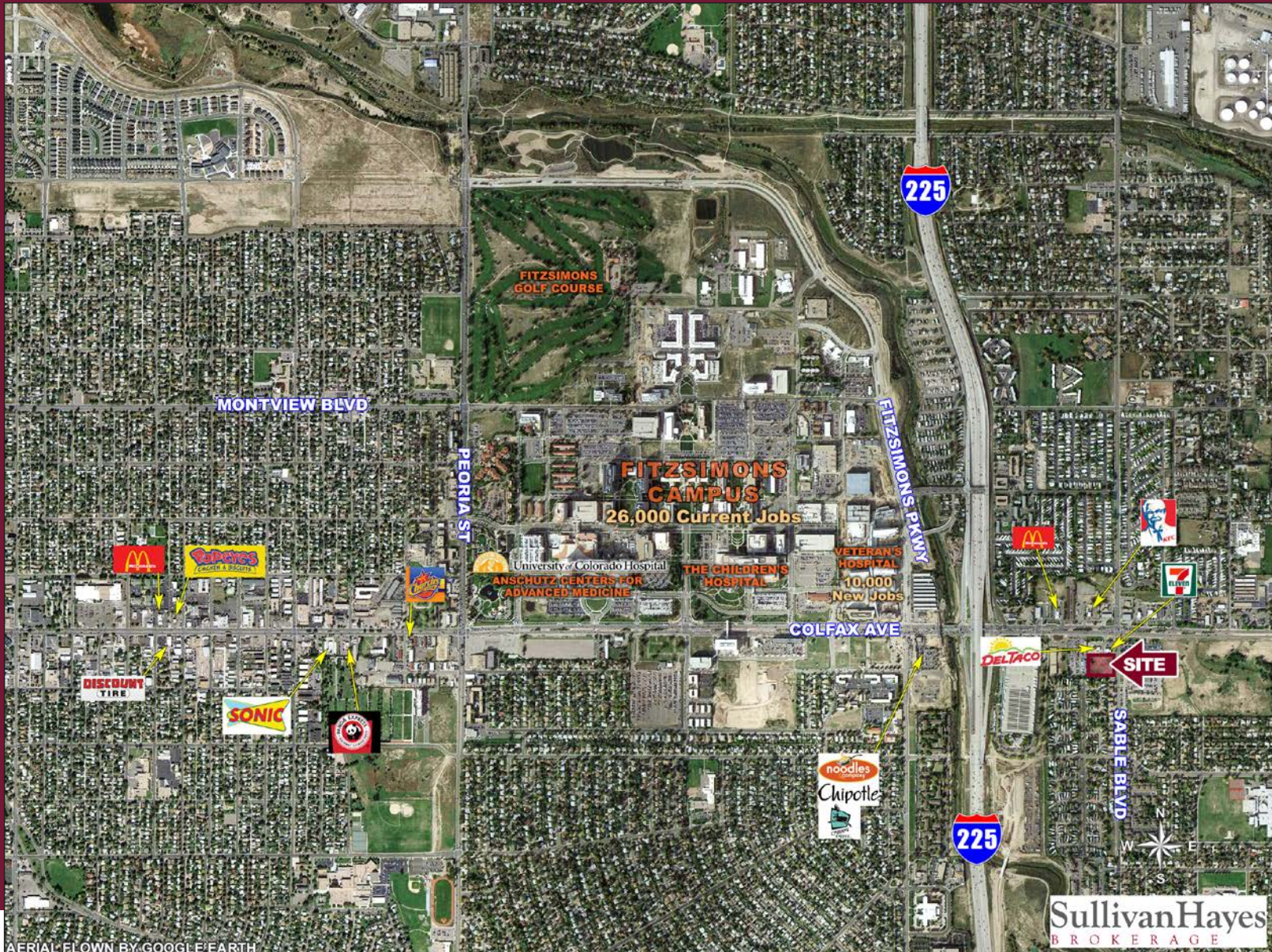
we are  
**RETAIL**  
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**Ken Brugh**  
720.382.7323  
[kbrugh@sullivanhayes.com](mailto:kbrugh@sullivanhayes.com)



# COLFAX AVENUE & SABLE BOULEVARD

ON THE SOUTHWEST  
CORNER, JUST EAST  
OF I-225 ON COLFAX  
AURORA, COLORADO



SullivanHayes  
BROKERAGE

The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.