

PRIME RETAIL LAND AVAILABLE ADJACENT TO NEW QUIKTRIP

NWC COLFAX AVE & AIRPORT BLVD • AURORA, CO
EXCELLENT HIGHWAY ACCESS (I-70 & I-225) • COLFAX AVE FRONTAGE

NORFOLK ST

N AIRPORT BLVD
41,702 VPD

AVAILABLE
0.5-3.3 AC

DEAL
PENDING

E COLFAX AVE
32,293 VPD

QT

PROPERTY HIGHLIGHTS

- Retail pad(s) available and ready to develop
- 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
- 2 miles east of Anschutz Medical Campus. A major health and research hub that includes the UC Health Hospital and Children's Hospital of Colorado, employing over 25,000 individuals.
- 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
- Adjacent to new Mural Apartments which consists of 216 units. Now leasing.



PAD ACREAGE STATUS

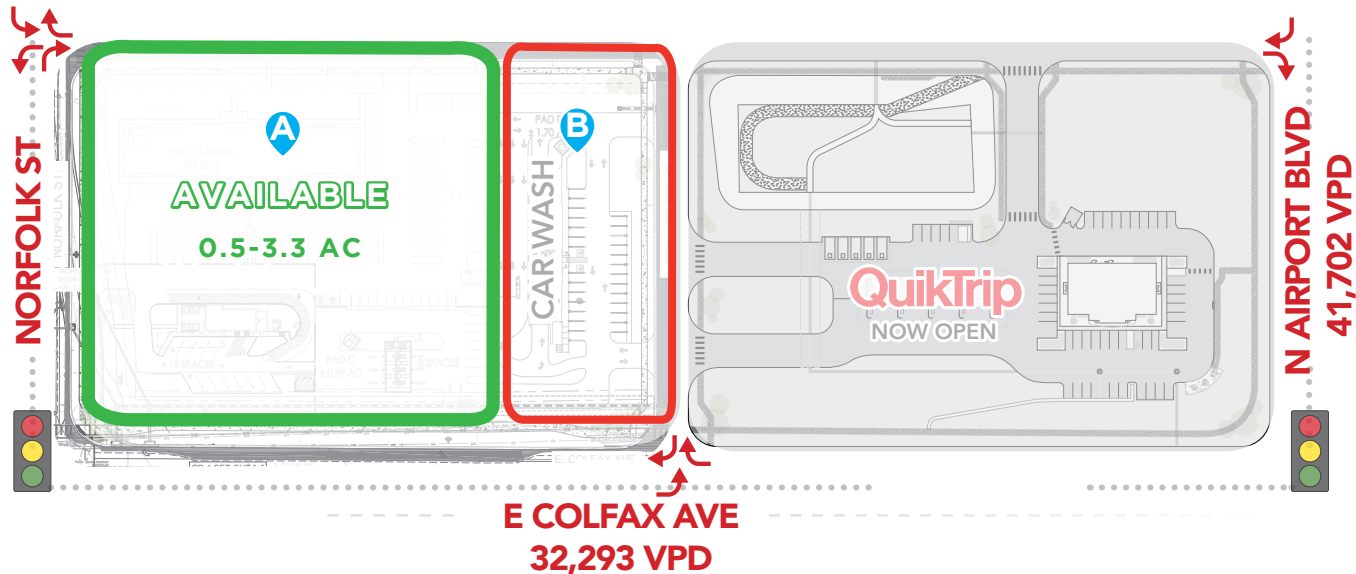
A 0.5-3.3 **Acres Available/Divisible**

Flexible Pad Sizes

Hotel, Residential, Automotive,
and Drive-thru uses permitted.

B 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*



TRADE AREA

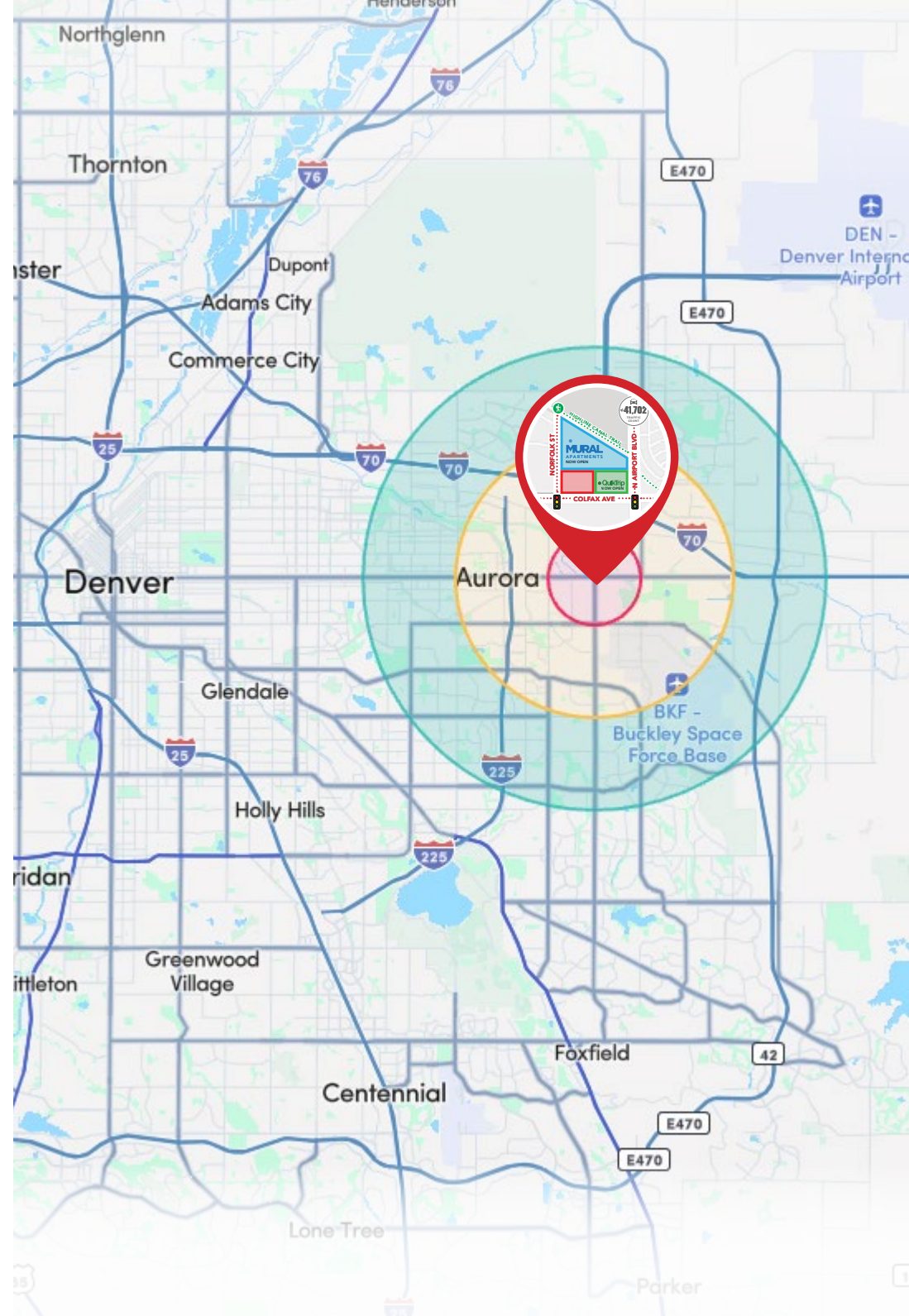


LOCATION DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	10,409	92,538	348,655
2025 Population	10,122	89,319	335,713
Growth 2025-2030	2.8%	3.6%	3.9%
Median Age	34	33	34
HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2030 Projection	3,450	20,122	100,256
2025 Households	3,387	19,426	96,468
HOUSEHOLD INCOME	2 MILE	5 MILE	10 MILE
Average Income	\$75,800	\$82,500	\$96,900
Median Income	\$65,100	\$70,200	\$81,000
HOUSING	2 MILE	5 MILE	10 MILE
Median Home Value	\$319,600	\$389,000	\$444,600
Average Home Value	\$346,200	\$436,500	\$486,100

PERMITTED USES:

- Drive-Thru and Quick Service Restaurants
- Hotel, Hospitality, Assisted Living
- Automotive Repair, Quick Lube, Tire Shop, Parts Stores
- Medical Office, Dental, Orthodontics
- Day Care
- Misc Retail, Self-Storage, Light Industrial



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