



6TH PARKWAY

+ NEC 6TH PARKWAY & CATAWBA WAY | AURORA, CO | 80018

\$1,435,737



QUICK OVERVIEW

PROPERTY FACTS

Ownership is seeking a retail/mixed-use development to anchor this prime Cross Creek development site located just east of E-470 off the East 6th Parkway. The entire development site consists of 4.12 acres and ownership is willing to sell all or a portion of the site. Contact Broker for additional details.



+ PRICING
DIVIDED: \$9/SF
ENTIRE LOT: \$8/SF

+ LAND SIZE
4.12 AC

+ ACCESS
FULL MOVEMENT OFF
CATAWBA WAY: RIGHT-
IN/RIGHT-OUT.
POSSIBLE 3/4
MOVEMENT OFF E. 6TH
AVENUE

+ ZONING
MU-R

+ PROP. TYPE
LAND

+ NOTES
WILLING TO DIVIDE

LAND & ZONING INFORMATION

The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high density residential and regional commercial uses. The MU-R district intends to promote a distinctive, unified character and to ensure high quality development.

+ COUNTY Arapahoe **+ PARCEL ID** 1977-07-2-13-0014 **+ DESIGNATION** MU-R, Mixed Use Regional

POTENTIAL USES:

MIXED-USE	MULTIFAMILY HOUSING	FUEL & CONVENIENCE (INCLUDING CAR WASH)	BANK
MEDICAL/DENTAL CLINIC	RESTAURANT	RETAIL SHOP	DAYCARE FACILITY

PLEASE NOTE: Zoning information courtesy of Article 9, Chapter 146 of the Aurora Municipal Code. Although every effort is made to ensure the accuracy of the information contained herein, please confirm acceptability and contingencies of intended use(s) with the city of Aurora. BRC Real Estate cannot be responsible for consequences resulting from any omissions or errors contained herein and BRC Real Estate assumes no liability whatsoever associated with the use or misuse of this information.



LOCAL TRAFFIC DEMOGRAPHICS

Just East of Buckley Air Force Base and right off E-470, this area has experienced exponential growth. New housing developments and booming population are in need of retail and commercial to support. Other indicators of growth include the recently completed Stephen D. Hogan Parkway, which extends 6th Avenue across E-470 and connects with 6th Parkway, as well as the new Chase Bank Data Center offering 300+ jobs just north of this site.

+ TRAFFIC COUNTS

E-470 @ E 6th Pkwy: 23,000 VPD

N Gun Club Rd @ E 5th Ave: 8,994 VPD



HOUSEHOLDS

2 Mile: 2,204
5 Miles: 27,712
10 Miles: 212,656



AVG HH INCOME

2 Mile: \$129,523
5 Miles: \$88,370
10 Miles: \$86,785



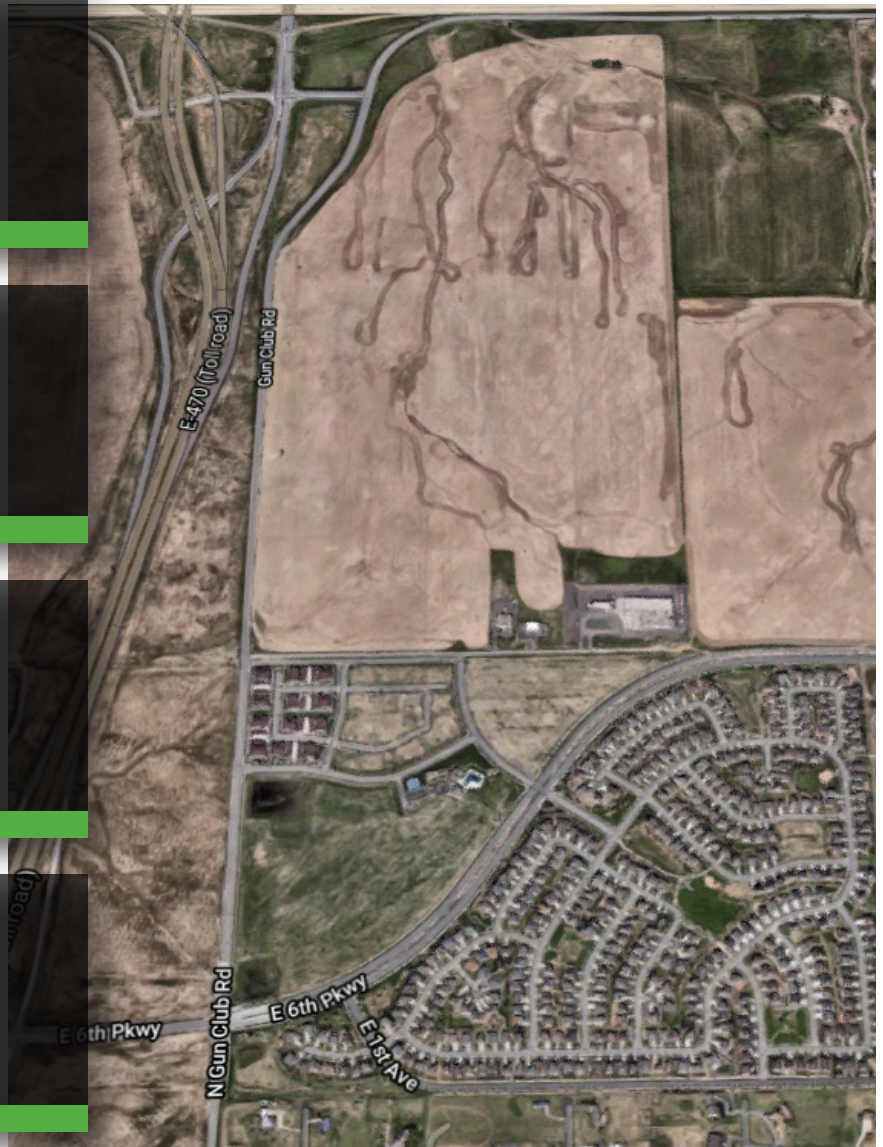
MEDIAN AGE

2 Mile: 35.7
5 Miles: 33.7
10 Miles: 34.2



POPULATION

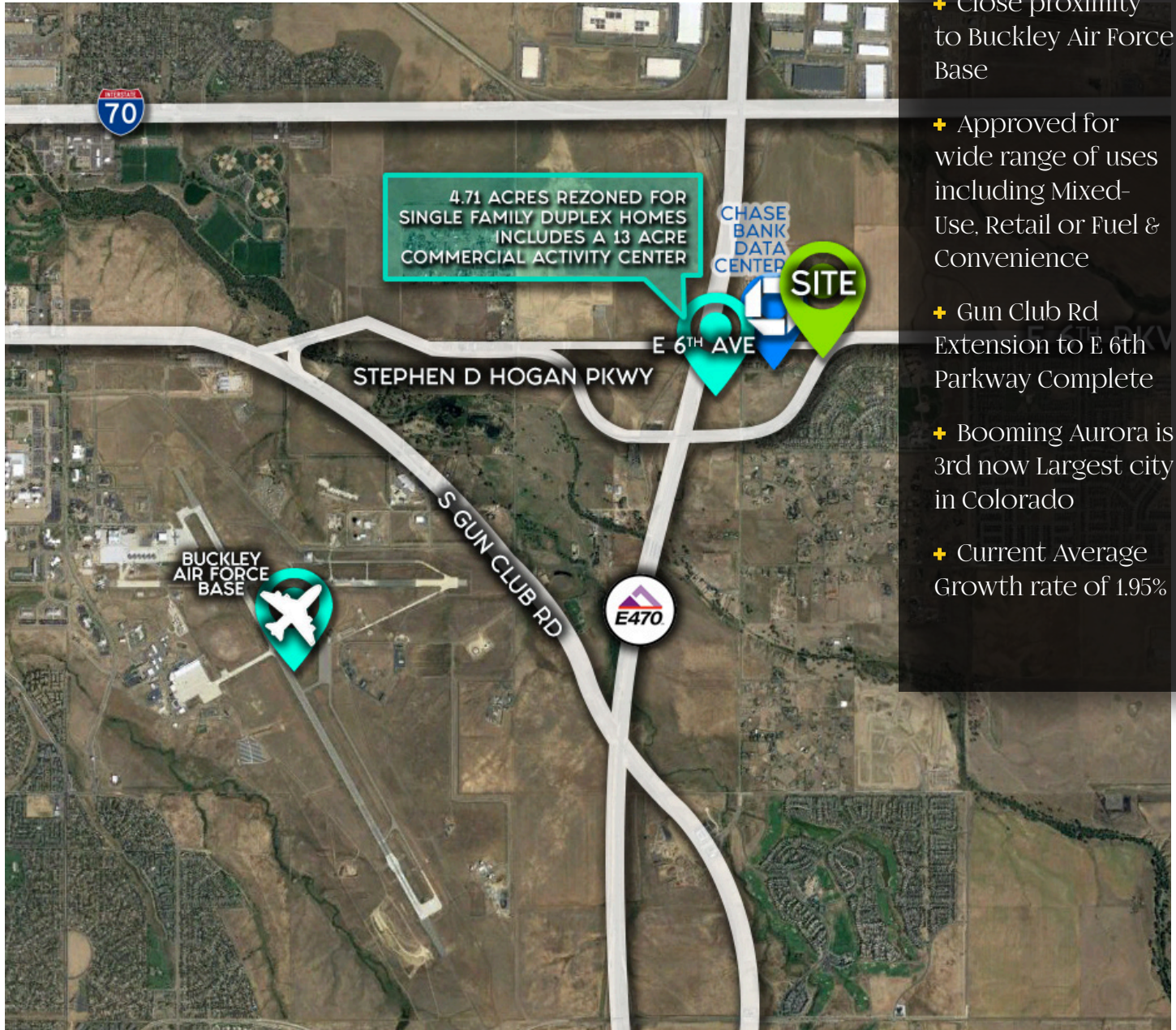
2 Mile: 6,126
5 Miles: 80,063
10 Miles: 585,881



MAP &

AERIAL

COMPETITION



AREA HIGHLIGHTS

- + Close proximity to Buckley Air Force Base
- + Approved for wide range of uses including Mixed-Use, Retail or Fuel & Convenience
- + Gun Club Rd Extension to E 6th Parkway Complete
- + Booming Aurora is 3rd now Largest city in Colorado
- + Current Average Growth rate of 1.95%

LISTED BY BRC REAL ESTATE:

+ DAN CLAYTON

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