

**OFFERING MEMORANDUM
1530 GENEVA STREET
AURORA, COLORADO 80010**



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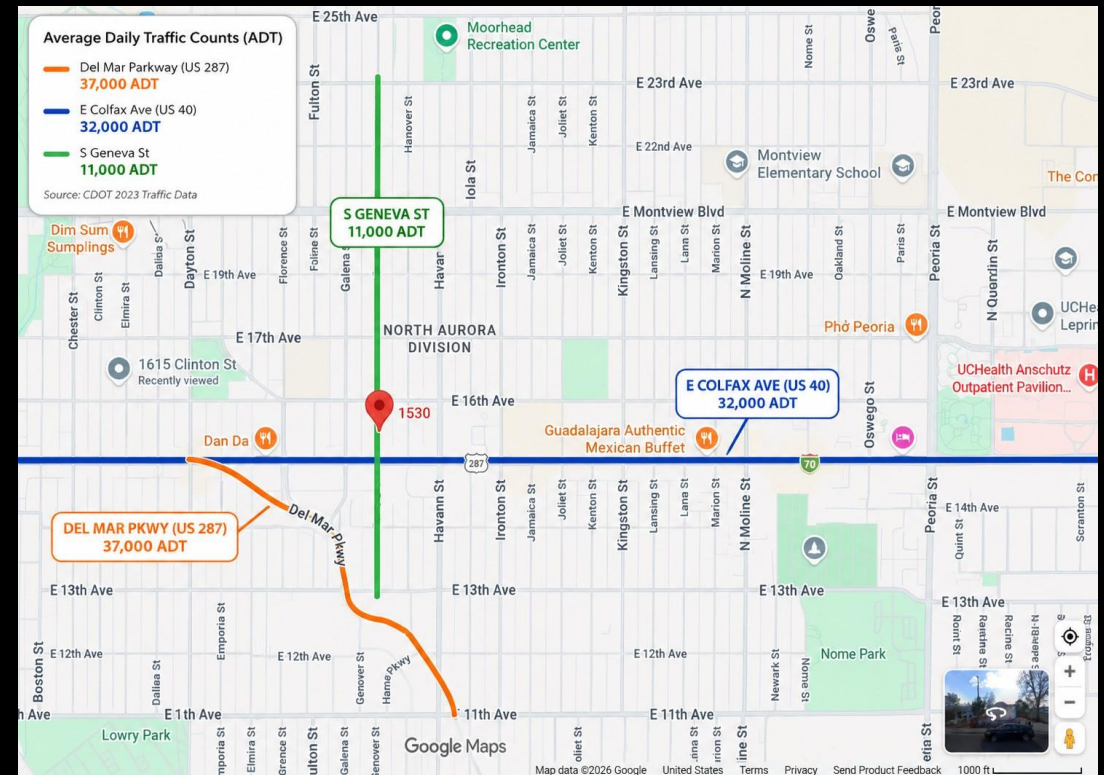
Denver South Property Management



**Owner-User Retail / Wellness / Office
Opportunity**

EXECUTIVE SUMMARY

- 1530 Geneva Street presents a rare opportunity to acquire a freestanding commercial property in the heart of Aurora's Del Mar Parkway corridor. Currently operating as a beauty and wellness business, the property combines commercial functionality with the flexibility of a residential-style structure, offering an ideal environment for owner-users, investors, medical-adjacent service providers, educational operators, wellness practitioners, or specialty retail concepts.
- The property consists of approximately 1,920 square feet across two levels situated on a 6,350 square foot lot with seven off-street parking spaces, alley access, ADA accessibility, and a highly visible location just south of East Colfax Avenue. The building is strategically positioned between the Fitzsimons Innovation Community and Anschutz Medical Campus, one of Colorado's largest employment centers.



PROPERTY OVERVIEW



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- **Address:** 1530 Geneva Street, Aurora, CO 80010
- **Asking Price:** \$598,000
- **Building Size:** 1,920 SF
- **Lot Size:** 6,350 SF (0.146 Acres)
- **Zoning:** OA-G
- **Year Built:** 1926
- **Effective Renovation:** 2021
- **Parking:** 7 Off-Street Spaces
- **Building Class:** B
- **Stories:** 2
- **Current Use:** Beauty & Wellness Studio
- **Sale Type:** Owner User / Investment
- **Lease Available:** \$3,500 NNN Monthly
- **Parcel Number:** R0095669
- **Walk Score:** 91





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PROPERTY CONDITION & SITE FEATURES

SITE IMPROVEMENTS

The property has undergone significant modernization and remains in strong operational condition.

SITE FEATURES

- Excellent roof condition
- Concrete parking area
- ADA ramp
- Side-yard access
- Rear parking
- Alley access
- Mature landscaping
- Fenced frontage

ADDITIONAL ADVANTAGES

- Located outside FEMA Special Flood Hazard Area
- Public water and sewer
- Natural gas available
- 220-volt electrical service



INVESTMENT HIGHLIGHTS

- **Strategic medical-campus location** – positioned between the Fitzsimons Innovation Community and Anschutz Medical Campus, one of Colorado's largest employment centers.
- **Exceptional walkability** – Walk Score of 91 along the high-traffic Del Mar Parkway corridor, just south of East Colfax Avenue.
- **Flexible OA-G zoning** – accommodates retail, wellness, office, medical-adjacent, and educational uses for owner-users or investors.
- **Priced to perform** – offered at \$598,000, with a lease option available at \$3,500 NNN monthly.
- **Turnkey, renovated asset** – 1,920 SF across two levels, effectively renovated in 2021 and fully ADA accessible.
- **Ample parking and access** – 7 off-street spaces plus alley access on a 6,350 SF lot.



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LOCATION ADVANTAGES

NEARBY ANCHORS



Anschutz Medical Campus

- Approximately 1.5 miles east
- Regional healthcare destination
- Major employment center

Fitzsimons Innovation Community

- Medical, biotechnology, and research campus
- Expanding employment base



Mango House International Food Market & Retail Hub

- Well-known neighborhood destination
- Diverse retail and restaurant traffic
- Strong community draw

NEIGHBORHOOD DEMOGRAPHICS

The property sits within a dense residential trade area that provides a stable customer base for service-oriented businesses while benefiting from the growing investment occurring around the Colfax corridor and Fitzsimons district.

ZONING & POTENTIAL USES



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OA-G zoning may accommodate a variety of uses subject to city approval and verification by the purchaser, including:



BEAUTY & PERSONAL CARE



SPA & WELLNESS



MEDICAL OFFICE

- Beauty Salon
- Nail Salon
- Spa
- Wellness Center
- Medical Office
- Counseling Services
- Therapy Practice
- Professional Office
- Educational Facility
- Tutoring Center
- Creative Studio
- Specialty Retail
- Nonprofit Organization
- Religious Assembly
- Professional Services

Buyer should independently verify permitted uses with the City of Aurora.

CONTACT



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DISCLAIMER

Information contained herein has been obtained from sources believed reliable but is not guaranteed. Buyer shall independently verify all information including zoning, square footage, parking, financial performance, and permitted uses prior to closing.

The strongest positioning for this asset is as an owner-user property serving the medical, wellness, education, or professional service sectors that benefit from proximity to Anschutz and the Colfax corridor rather than as a cap-rate-driven investment acquisition.