

FOR SALE



1280 Yosemite Street, Aurora, CO 80010

PROPERTY HIGHLIGHTS

- Zoned & Approved: Residential Mixed Use development plan, to streamline your timeline
- Prime Location: Nestled in a high-growth area of Aurora, minutes from Anschutz Medical Campus, Buckley Space Force Base, DIA, and major commuter routes like I-225 and E-470
- Strong Market Demand: Aurora continues to attract professionals, students, and families, with limited new luxury inventory—perfect conditions for high demand



LOT SIZE
0.75 Acres



ZONING
0A-RMU



SALE PRICE
\$1,650,000

PROPERTY DESCRIPTION

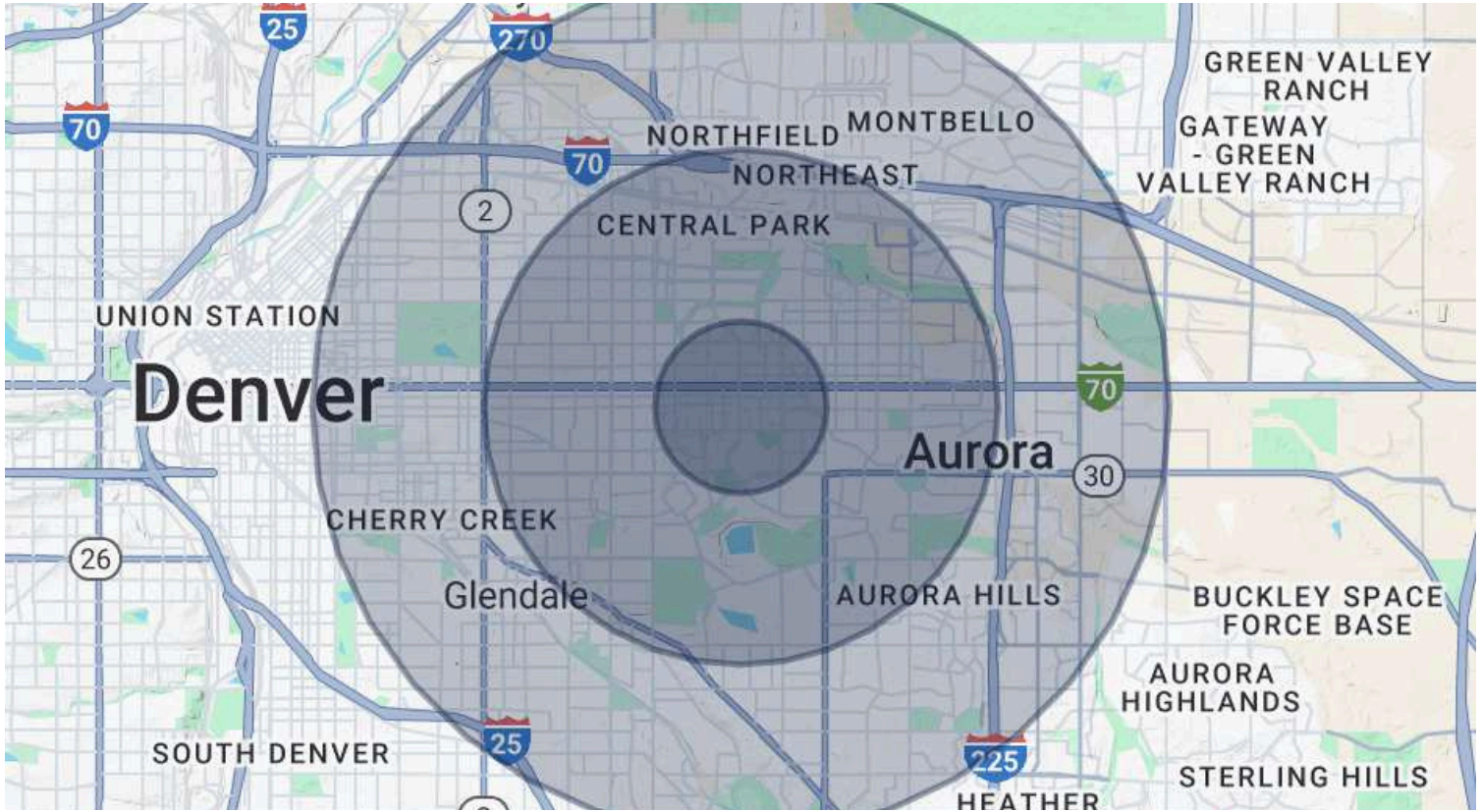
Unlock the full potential of urban investing with this exceptional 0.75-acre parcel, strategically zoned for a luxury residential mixed use development. Located in the high-demand area of Aurora, CO, strong demographic growth and robust demand, this site presents a rare opportunity for developers and investors to bring a premier luxury multifamily or SFR attached project to market in a dynamic, rapidly urbanizing submarket of the Denver metro area. This project is ideal for developers looking for their next flagship build.



PREPARED BY:

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DEMOGRAPHICS MAPS AND REPORT



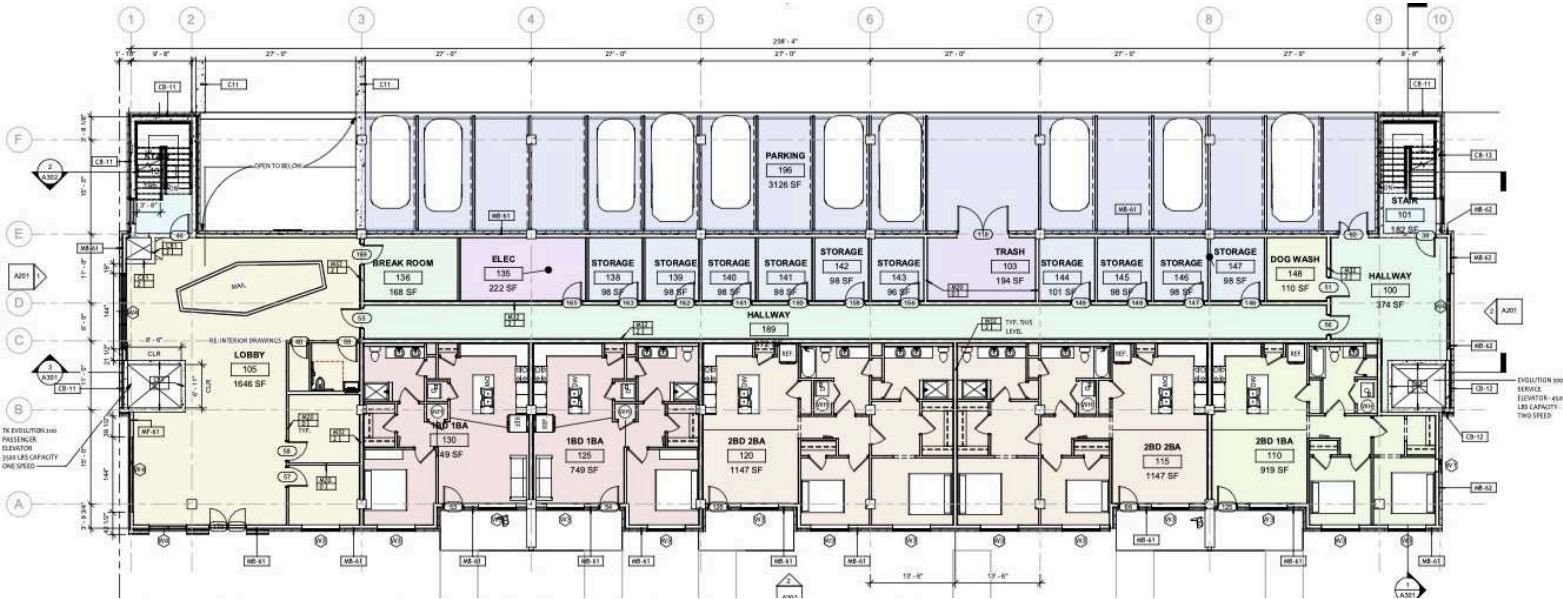
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	26,098	181,349	476,602
Average Age Average	35	38	38
Age (Male) Average	35	37	37
Age (Female)	35	38	39

HOUSEHOLDS & INCOME

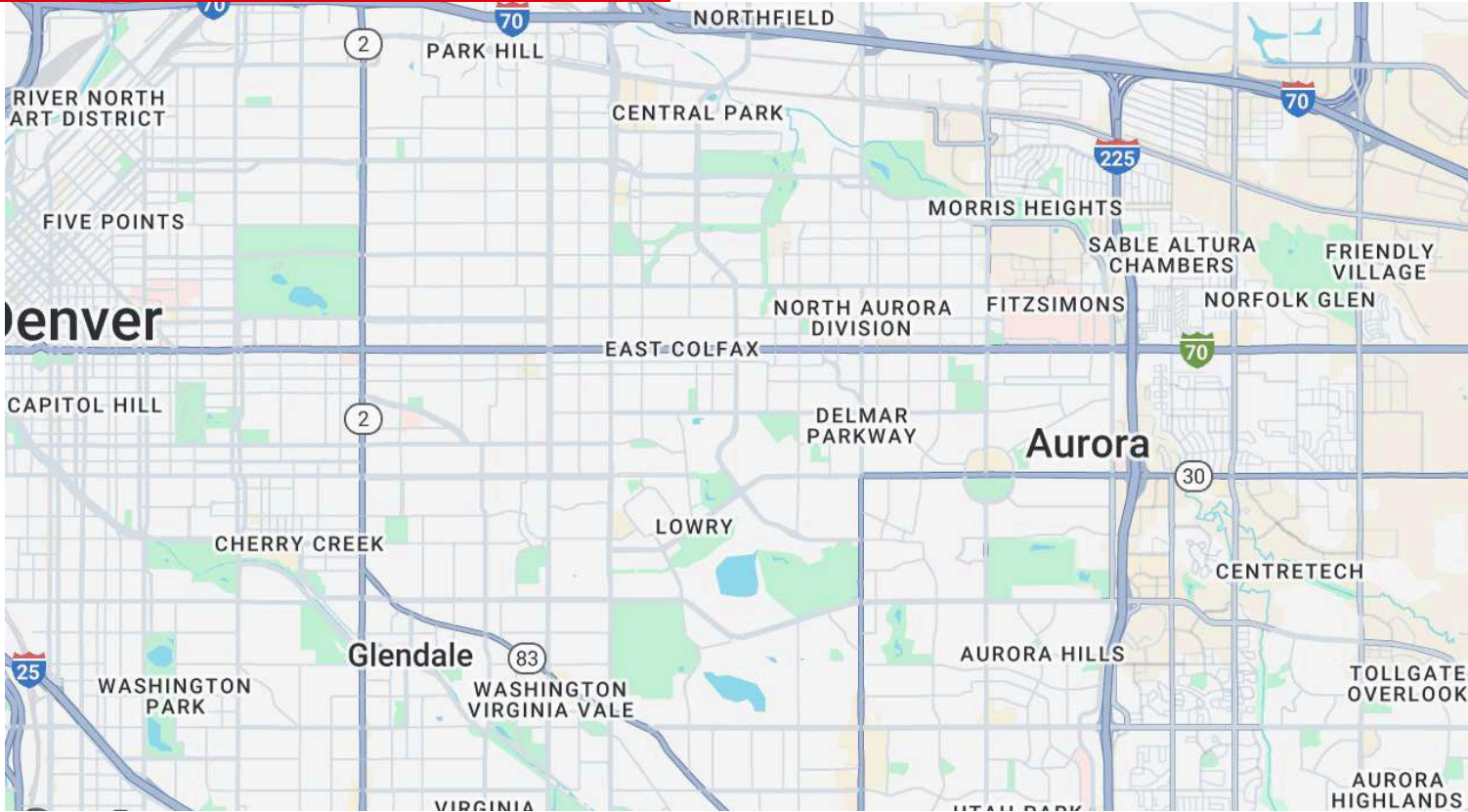
	1 MILE	3 MILES	5 MILES
Total Households	9,753	71,257	199,261
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$94,278	\$120,256	\$118,817
Average House Value	\$620,275	\$686,832	\$691,374

SITE MAP



ENGEL & VÖLKERS COMMERCIAL

REGIONAL MAP



RETAILER MAP



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AERIAL MAP



1280 YOSEMITE STREET, AURORA, CO 80010



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