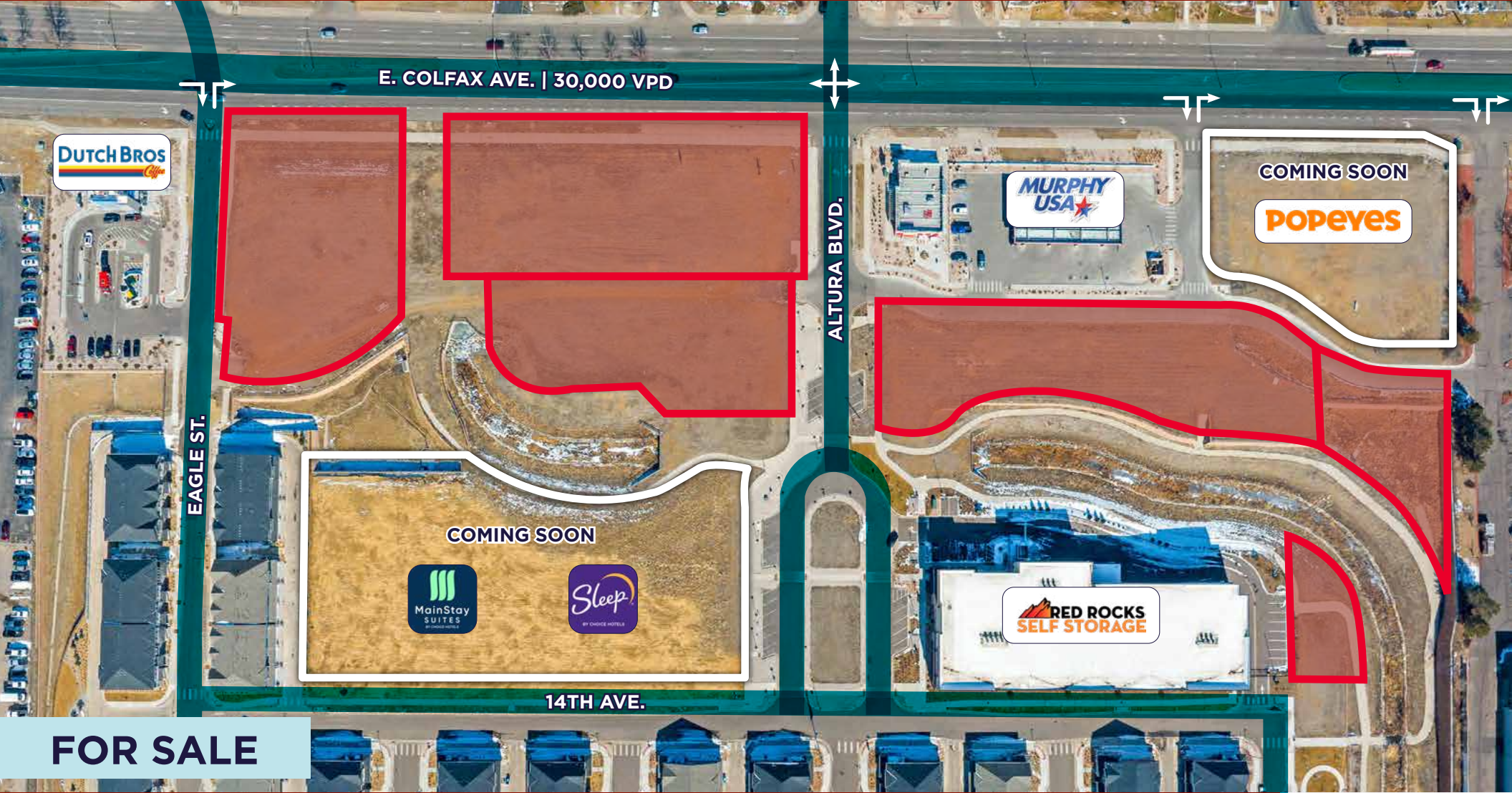


CITADEL ON COLFAX

E. Colfax Avenue, Aurora, CO

3.67 AC BULK COMMERCIAL LAND WITH METRO DISTRICT



FOR SALE

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CITADEL ON COLFAX

E. Colfax Avenue, Aurora, CO

LOT BREAK DOWN

3.67 AC BULK COMMERCIAL LAND WITH METRO DISTRICT

PRICING

\$1,300,000

TOTAL ACREAGE

3.67 AC

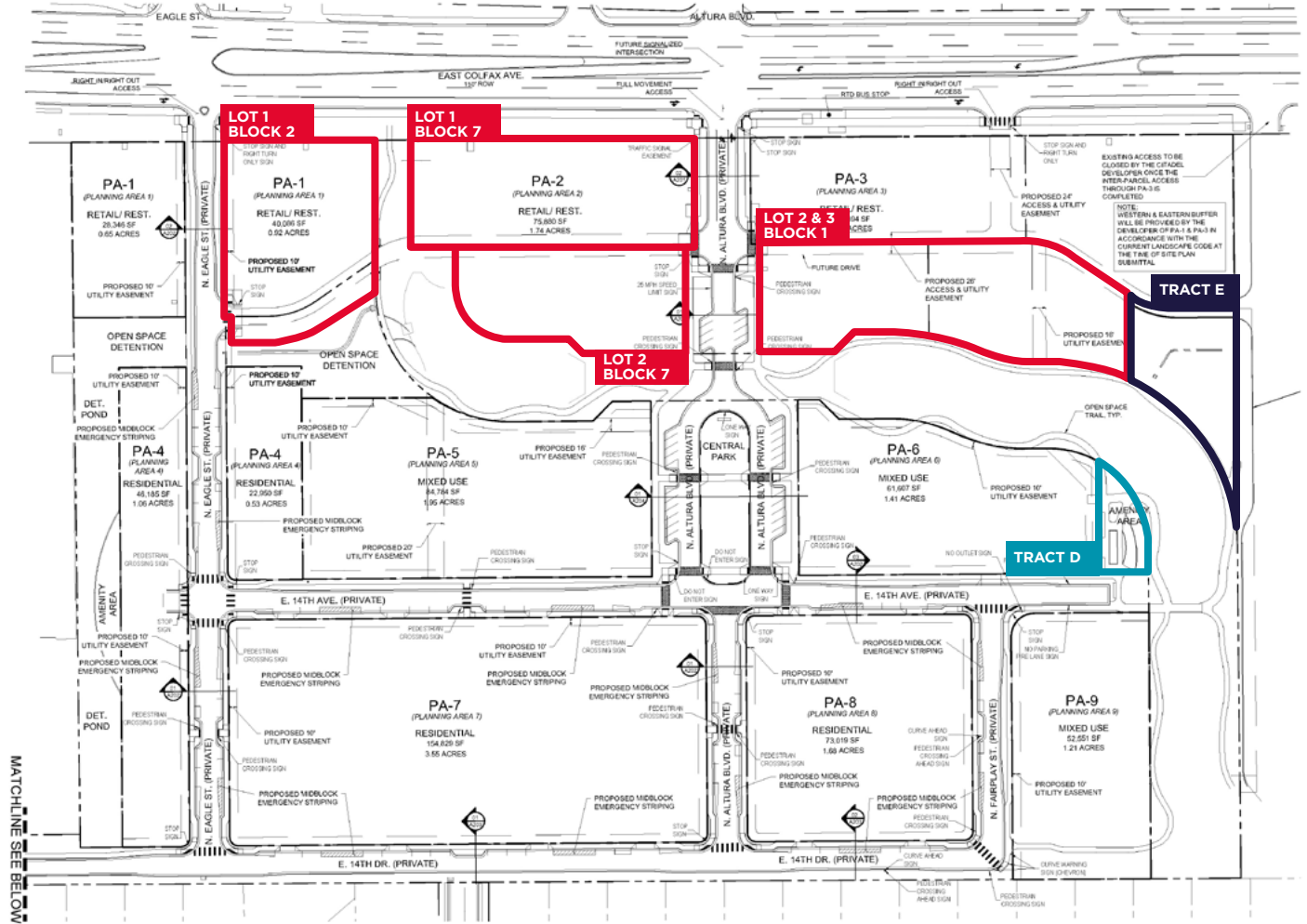
PROPOSED LOTS

- **LOT 1 BLOCK 2**
0.79 AC
- **LOT 1 BLOCK 7**
0.99 AC
- **LOT 2 BLOCK 7**
0.75 AC
- **LOT 2 & 3 BLOCK 1**
1.14 AC

ZONING

PUD

(Generally Retail/Restaurant/ Mixed-Use)



■ Available Land
 ■ Business Improvement District Tract Not Developable
 ■ Metro District Tract Not Developable



CITADEL ON COLFAX

E. Colfax Avenue, Aurora, CO

PROPERTY HIGHLIGHTS

3.67 AC BULK COMMERCIAL LAND WITH METRO DISTRICT

ABOUT THE PROPERTY

The Citadel on Colfax presents an opportunity to purchase a development site in bulk and sell off individual lots to future owner-users. The project is being sold with limited development obligations remaining, of which those have been priced to allow for a future investor to quickly execute on the sale of individual lots.

- The property sale includes the Business Improvement & Metro District parcels, ensuring the new ownership will have the ability to sit on the district.
- The City of Aurora is invested in seeing the project forward and city planners have expressed a willingness to consider a variety of uses for the different parcels.
- The proximity to I-225, the 30,000 VPD on Colfax, and the less than a half mile distance to the Anschutz Campus provides for strong retail dynamics for the remaining two frontage parcels.
- The interior parcels are well-suited for either secondary retail uses or additional townhome product.
- The project has demonstrated viability through the sale of land to Dutch Bro's Coffee, Murphy USA, Popeye's, Main Stay Suites, and a 148 townhome development.

TRAFFIC COUNTS

Year: 2025 | Source: Esri

E. Colfax Avenue	30,000 VPD
N. Chambers Road	24,878 VPD
Sable Boulevard	9,100 VPD

DEMOGRAPHICS

Year: 2025 | Source: Esri

	1 Mile	3 Miles	5 Miles
Population	19,338	128,896	367,825
Daytime Population	17,172	131,592	334,311
Avg. Household Income	\$71,582	\$91,041	\$106,139
Estimated Households	6,722	45,028	132,431



CITADEL ON COLFAX

E. Colfax Avenue, Aurora, CO

AERIAL MAP

3.67 AC BULK COMMERCIAL LAND WITH METRO DISTRICT



CITADEL ON COLFAX

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.