

AUTOMOTIVE PROPERTY FOR SALE

\$3,200,000

\$238.00/SF



1401-1425 Jamaica St, Aurora, CO 80010

For more information:

NICK YOCKEY

240 401 9252

nick@malmancre.com

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Property Highlights

- » Rare ±13,440 SF freestanding automotive industrial building for owner-user or investor opportunity.
- » Situated on a ±0.59-acre site with dedicated parking and yard area potential.
- » Existing automotive layout ideal for collision repair, mechanic, fleet service, tire sales, fabrication, or other industrial users.
- » Functional warehouse/shop configuration with multiple work bays and office area.
- » Heavy power service with 400amp, 3 Phase, 120/240V to accommodate automotive equipment/fixtures - 3 paint booths and 1 lift currently in the space.
- » Excellent visibility and easy access just north of East Colfax Avenue just minutes to I-225, 6th Avenue, and I-70, providing convenient regional access throughout Metro Denver; minutes to I-225, 6th Avenue, and I-70, providing convenient regional access throughout Metro Denver.
- » Approximately 25 minutes to Denver International Airport.
- » Located in an established infill industrial neighborhood with strong labor availability and nearby commercial amenities.

Property Details

Building Size	± 13,440 SF
Sale Price/SF Bldg	\$238.00/SF
Land Size	±0.59 Acres (±25,700 SF)
Price/SF Land	\$124.51/SF
Year Built	1966
Taxes	\$33,630.72 (2026)
Zoning	B-4, Aurora
Power	400 Amp, 3-Phase, 120/240V Electrical Service (to be verified)
Clear Height	±14-18'+
Loading	6 Drive-In Doors (3 10'x10', 2 12'x10', 1 14'x10')
Parking	~13,150 SF of vehicle parking/storage

Sale Price: \$3,200,000

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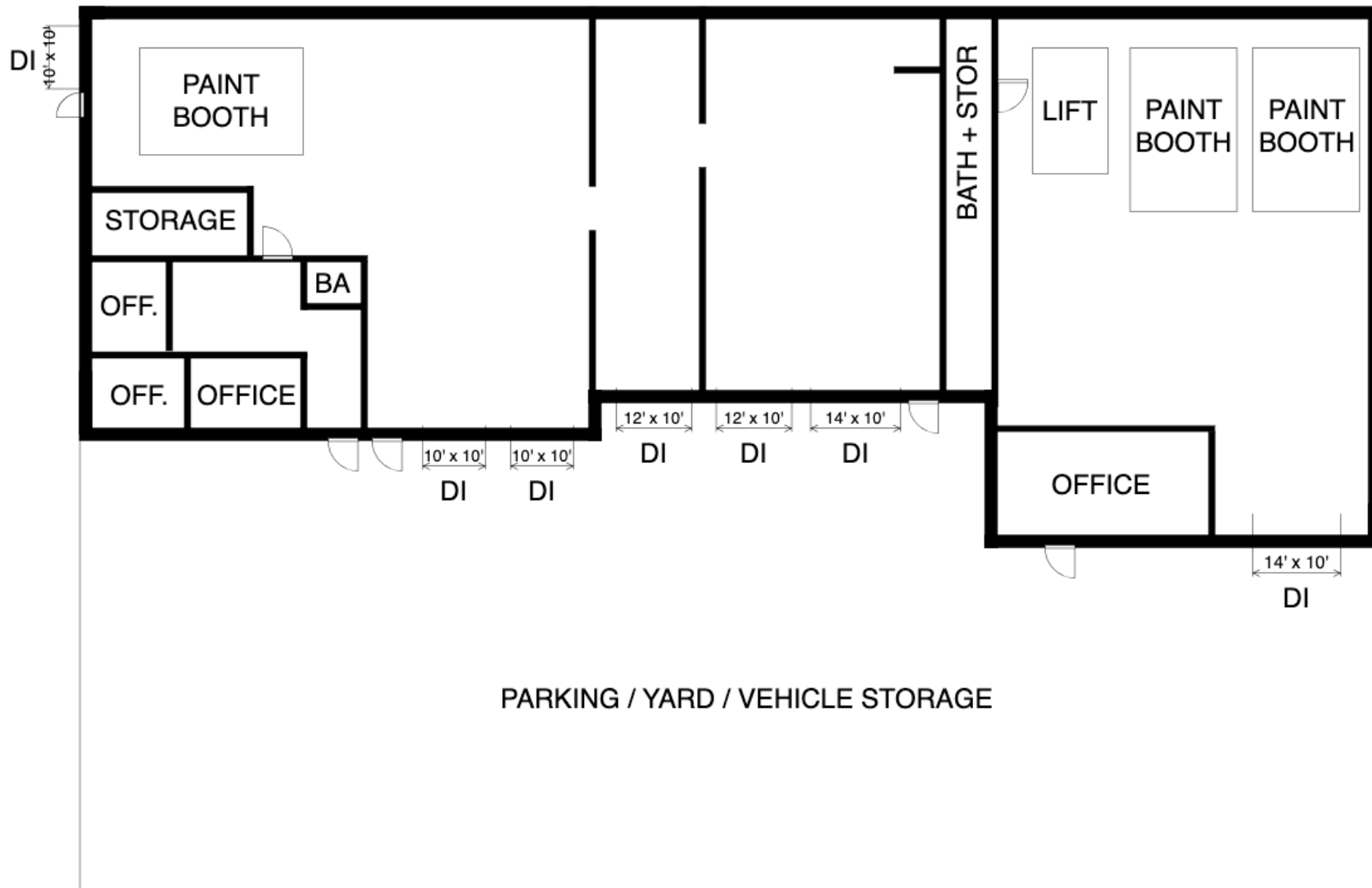


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First Floor



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Del Mar Parkway

Del Mar Parkway is an established infill neighborhood positioned within the central Denver-Aurora corridor, offering convenient access to major employment centers, regional transportation routes and a growing mix of commercial and community amenities. The neighborhood is centered near East Colfax Avenue, one of the metro area's most prominent east-west thoroughfares, providing direct connectivity to Downtown Denver, Central Park, Interstate 70 and Interstate 225.

The area benefits from its proximity to the Anschutz Medical Campus, a nationally recognized medical, research and educational hub that includes the University of Colorado Hospital, Children's Hospital Colorado and the Rocky Mountain Regional VA Medical Center. This concentration of major institutions supports a substantial daytime population and continues to generate demand for nearby housing, retail, professional services and neighborhood serving businesses.

Del Mar Parkway is also located near the Aurora Cultural Arts District, which features a growing collection of restaurants, entertainment venues, galleries and locally owned businesses. Del Mar Park and nearby recreational amenities contribute to the neighborhood's established residential character, while surrounding redevelopment and continued investment along the East Colfax corridor are helping create new commercial and residential opportunities.

With its central location, strong transportation access and proximity to some of the region's largest employment anchors, Del Mar Parkway offers an accessible urban setting with long-term appeal for property owners, investors and businesses seeking a location within the expanding Denver-Aurora metropolitan area.



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Demographics

Population	1 Mile	5 Miles	10 Miles
Population (2020)	30,691	422,690	1,197,027
Population (2025)	31,281	434,756	1,242,526
Annual Growth (2020-2025)	0.4%	0.6%	0.8%
Households	1 Mile	5 Miles	10 Miles
Total Households (2020)	10,266	168,159	493,473
Total Households (2025)	10,478	173,056	511,933
Annual Growth (2020-2025)	1.1%	1.8%	1.9%
Median Household Income	\$59,816	\$83,320	\$93,117
Business and Employment	1 Mile	5 Miles	10 Miles
Total Employees	4,762	211,521	712,390



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Meet the Broker



Nick Yockey
Broker Associate

Nick Yockey is a Broker Associate at Malman Real Estate. Active in the Colorado commercial real estate market since 2016, Nick brings extensive experience through his background in leasing, acquisitions, development, and investment sales, having previously worked with Zeppelin Development and Resolute Investments.

Nick specializes in industrial, retail, office, and specialty asset types, providing comprehensive services for landlords, tenants, buyers, and sellers. He is known for his relationship-driven approach, combining deep market knowledge with a commitment to delivering the best possible service for every client.

Nick holds a degree in Business Administration with a minor in Psychology from McDaniel College in Maryland, where he was a four-year member of the NCAA basketball team. His teamwork mindset, professionalism, and dedication to client success make him a trusted advisor across the Denver commercial real estate market.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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