



THE CCCS LOWRY CAMPUS

Denver, CO 80230
and Aurora, CO 80010

145 AC
Redevelopment
Opportunity



PROPERTY OVERVIEW

The Colorado Community College System (CCCS), on behalf of the State Board for Community Colleges and Occupational Education, is issuing a Request for Proposals for the redevelopment of the Lowry campus. The CCCS Lowry Campus represents one of the Denver/Aurora region’s most significant infill redevelopment opportunities. This 145-acre site straddles the Quebec Street Corridor at the Denver-Aurora border, offering exceptional scale and dual-market access rarely available in the metro area.

Strategically positioned within established residential neighborhoods, parks, and mixed-use districts,

the campus provides immediate connectivity to major employment centers, regional transit, and key amenities. Its scale, visibility, and location create an ideal foundation for a master-planned, mixed-use development that can serve both Denver and Aurora communities.

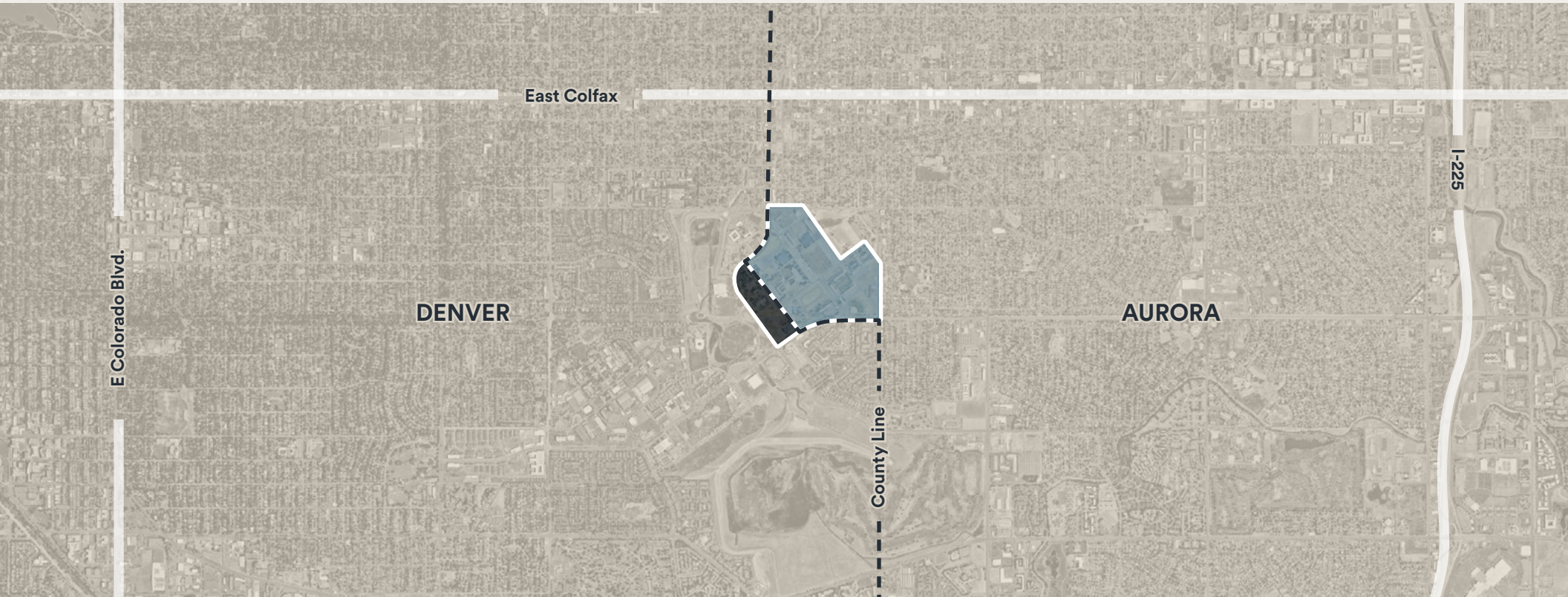
ZONING	
Denver	Special O-1 zoning, a unique commercial and open land classification
Aurora	MU-OI zoning, Mixed-use Office/ Institutional District

145 AC

28 AC
in Denver

117 AC
in Aurora

136 AC
Available for redevelopment
or reuse by the end of 2028



ADAPTIVE REUSE OPTIONS

Additional existing buildings allow adaptive reuse potential for office, medical, or institutional tenants. CCCS is inviting sale-lease back structures for three buildings, allowing for phased occupancy and income continuity during redevelopment.



MARKET OVERVIEW

Denver’s fundamentals are aligned for sustained development capital: notable master-planned projects are underway, transit infrastructure is expanding, and regional employment and labor continue to drive demand for built space. The metro’s educated labor force and concentration of innovation-sector employers create demonstrated tenant demand and a high earning potential that translates to dollars spent into the local economy. Future development will spur additional growth that helps reshape the Denver market to better meet evolving tenant and consumer demands.

Source: Us News & World Report

#1
Best State for Education

Source: Us News & World Report, 2026

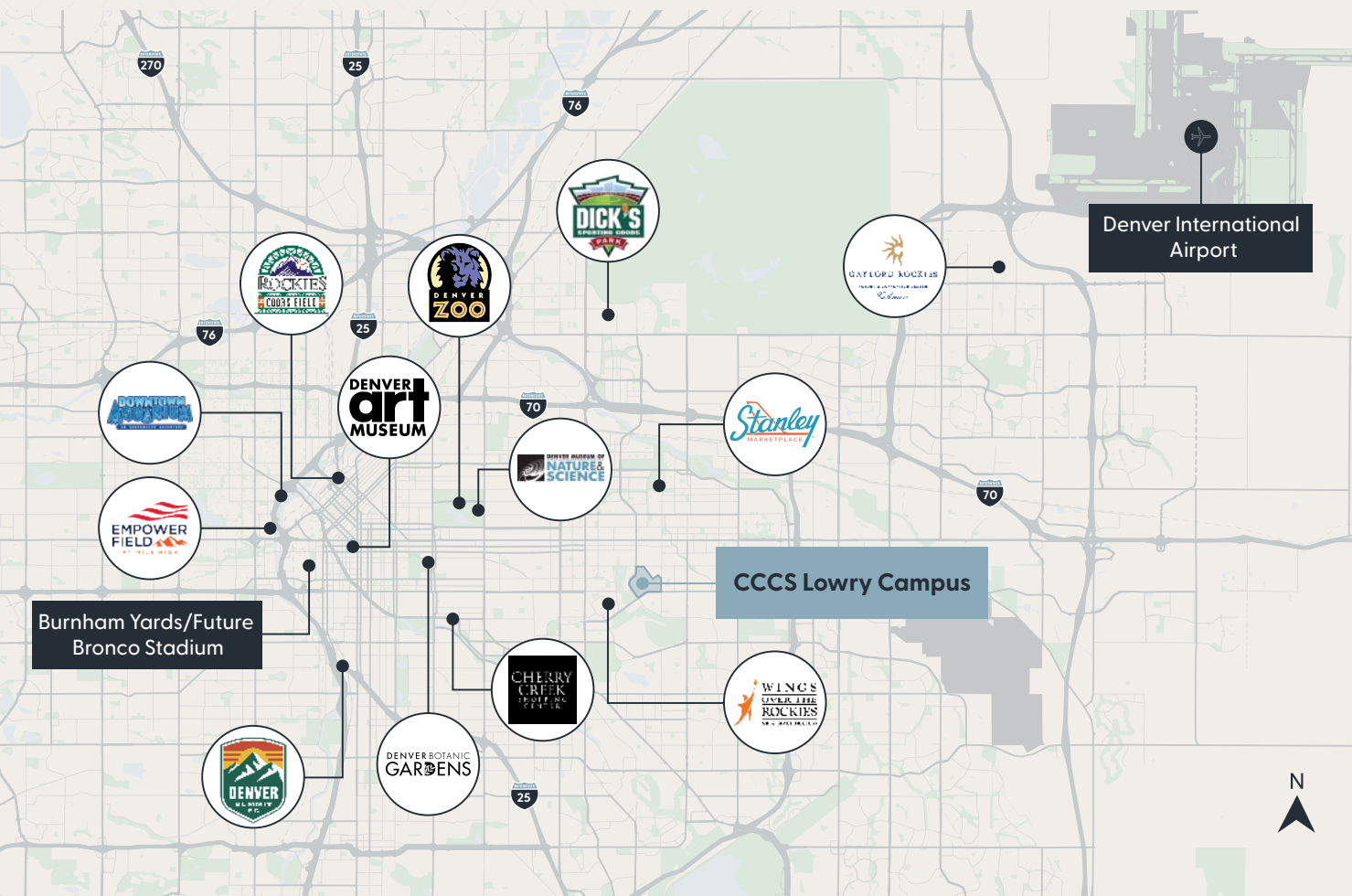
#3
Lowest Real Estate Property Tax Rate

Source: WalletHub, “Property Taxes by State” report, 2025

Major Regional Employers:



	1 Mile	5 Mile	10 Mile
Total Population	17,132	497,428	1,382,391
Total Households	6,813	212,362	575,004
Median Household Income	\$78,468	\$89,779	\$97,937
Median Age	35.2	36.4	35.9
Median Home Value	\$647,683	\$657,147	\$627,088
Total Employees/Labor Force	8,790	276,552	788,975
Number of Jobs	8,788	276,552	788,974



Lowry represents one of Denver's most successful urban-infill transformations, converting the former Lowry Air Force Base into a thriving mixed-use community. The neighborhood seamlessly blends historic preservation with modern urban living, offering expansive parks and open space. With amenities including an amphitheater, golf course, ice arena, recreation center, sports complex, and extensive trail systems, Lowry has attracted nearly 3,000 residential units ranging from single-family homes to apartments, creating a diverse and established community.



LOWRY MARKET OVERVIEW

Affluent Demographic Driving Strong Market Fundamentals

The Lowry trade area has experienced exceptional growth, supported by highly educated, affluent residents. Average household income within one mile reaches \$144,653, generating 14-23% higher consumer spending than national benchmarks across dining, entertainment, apparel, and travel. This demand intensity is reflected in Denver's retail vacancy rate of just 4.3%, well below the 10-year average, while asking rents have climbed consistently since 2015 with 2.5% year-over-year growth.



28.1%
population growth
since 2010

61.4%
Adults holding a bachelor's
degree or higher

\$144,653
Average household income
within one mile

14-23%
Higher consumer spending than
national benchmarks across dining,
entertainment, apparel, and travel





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