

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
\$1,550,000

PROPERTY DESCRIPTION

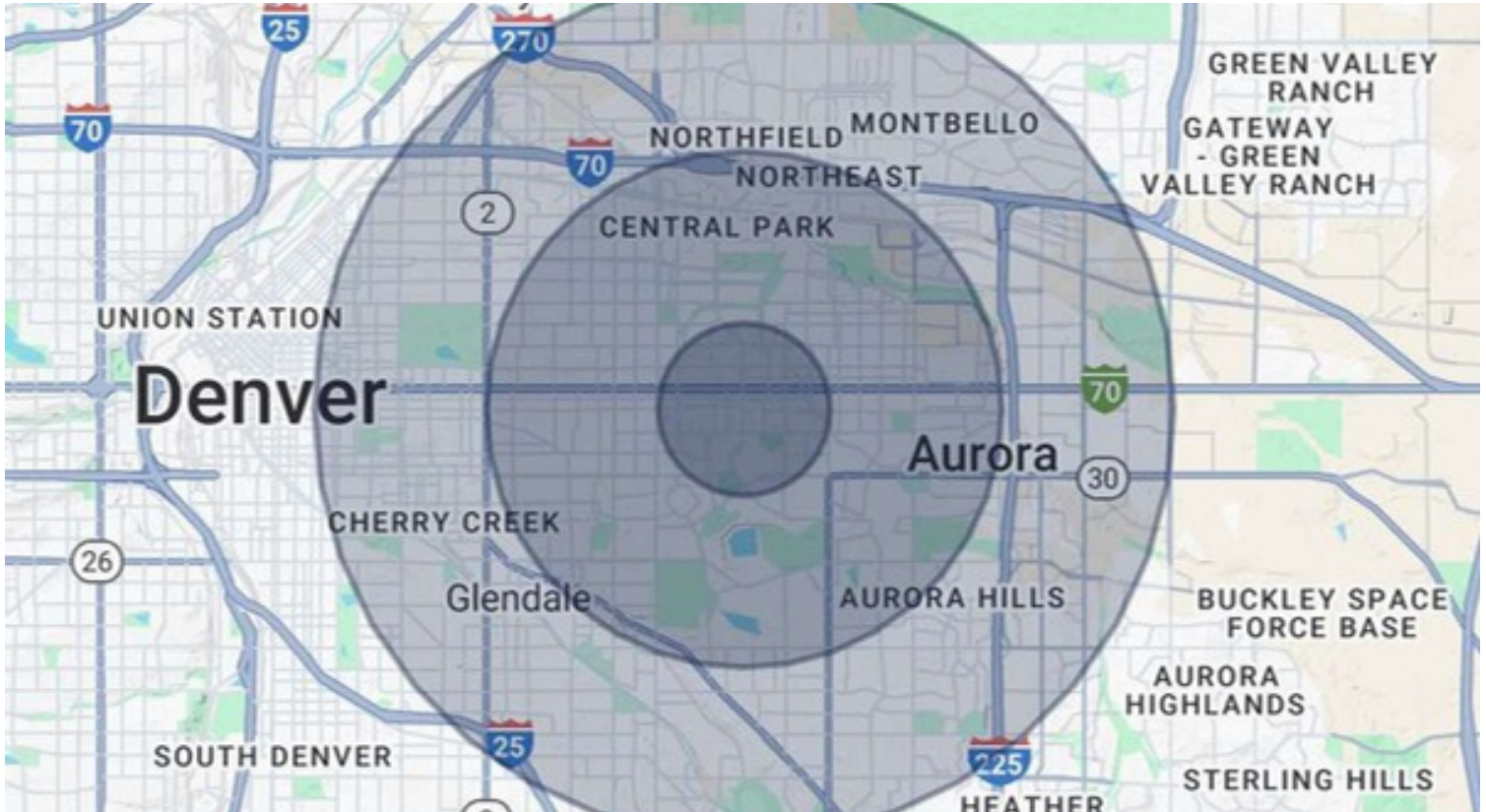
Unlock the full potential of urban investing with this exceptional 0.75-acre parcel, strategically zoned for a luxury residential mixed use development. Located in the high-demand area of Aurora, CO, strong demographic growth and robust demand, this site presents a rare opportunity for developers and 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:

CRYSTAL MARTINEZ
ENGEL & VÖLKERS COMMERCIAL
Office: 720-951-3724
Direct: 719-922-7383
crystal.martinez@evrealestate.com

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

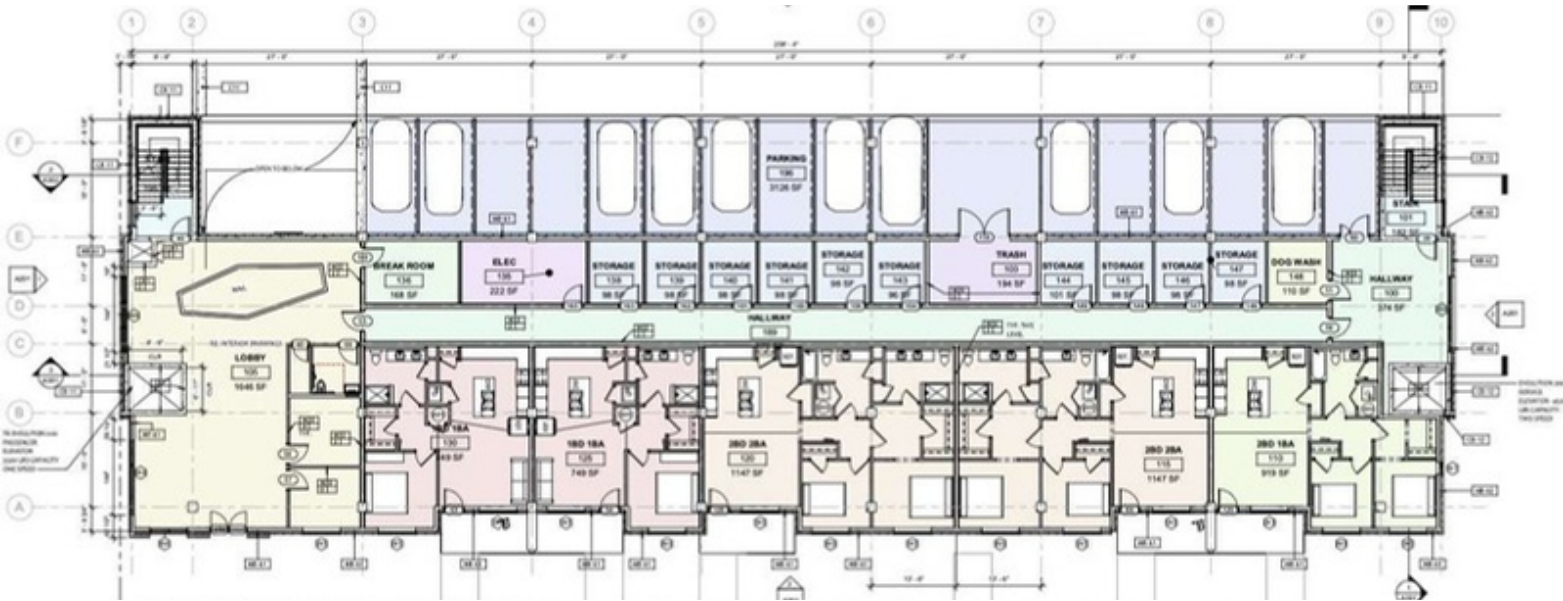
Average House Value

\$620,275

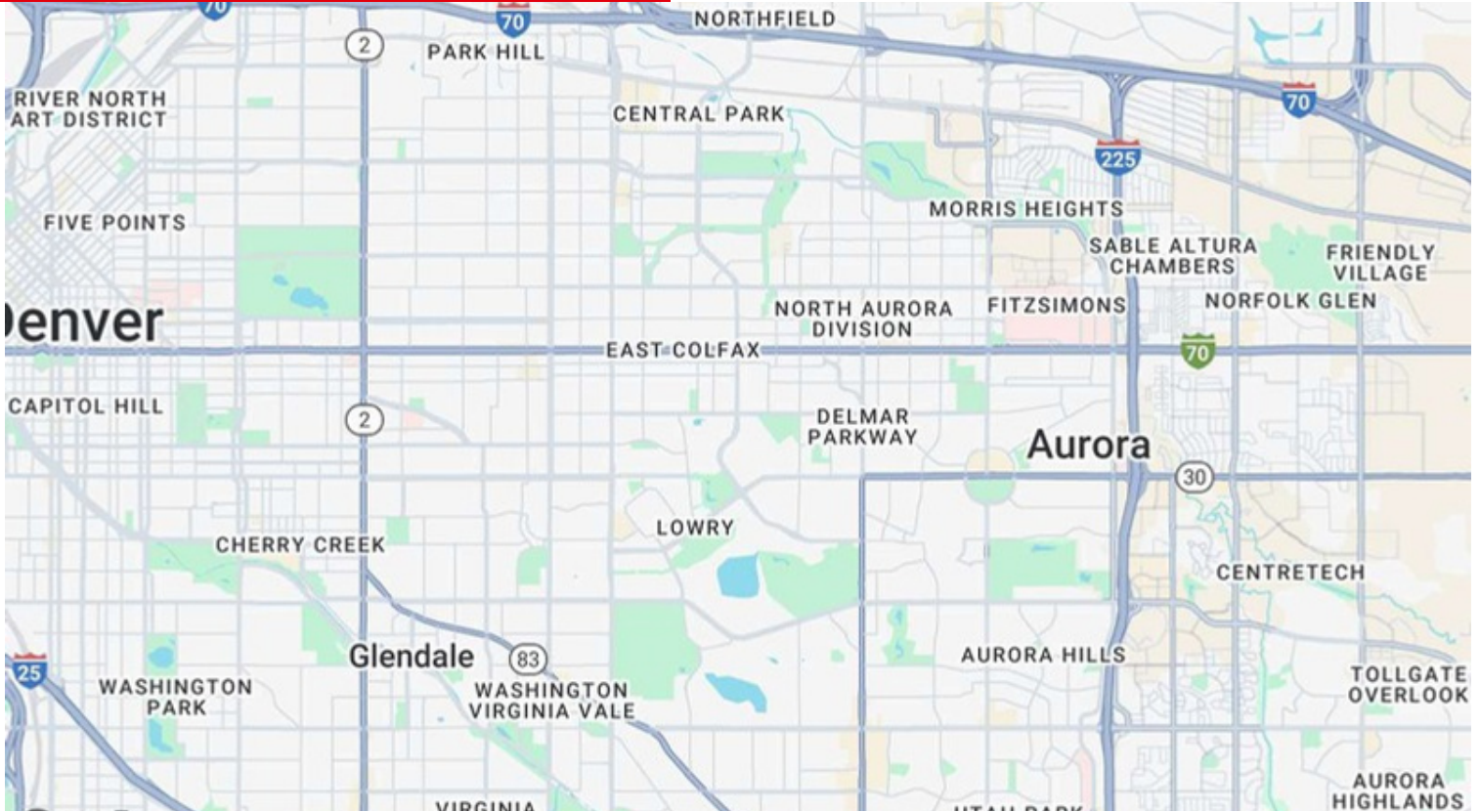
\$686,832

\$691,374

SITE MAP



REGIONAL MAP



RETAILER MAP



AERIAL MAP



1280 YOSEMITE STREET, AURORA, CO 80010



1280 YOSEMITE STREET, AURORA, CO 80010



DISCLAIMER

Engel & Völkers has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Engel & Völkers. In All financial projections and information are provide for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Engel & Völkers. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Engel & Völkers, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expresses or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Engel & Völkers. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Engel & Völkers. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Engel & Völkers.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.