

# Educational Campus in Aurora For Lease or Sale



Contact Broker  
for Pricing



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## 13680 E. 14th Place | Aurora, CO 80011 (Formerly St. Pius X Catholic School)

- Approximately 61,555 SF campus; approximately 35,710 SF educational facility with additional 12,930 SF (Gym & Cafeteria/Kitchen) of shared amenity space available to user
- Easy access from I-225, Colfax Avenue, 6th Avenue and RTD transit
- Turnkey for K-8 with "E" occupancy; 22+ Classrooms, 2 kitchens, cafeteria / multi-purpose room, offices, large gymnasium, meeting/training rooms
- 2 classrooms approved for early childhood education
- A/C in east and west wings of school building, elevator, and ample parking
- Potential uses could be education, trade school, non-profit, early childhood education or others
- Existing church to remain in place using the sanctuary and rectory/office for a minimum of five years
- Close proximity to Anschutz Medical Campus, Children's Hospital, and Veterans Affairs Hospital

**School Building**

West Wing

- Lower Level: 5,790 SF
- Main Level: 5,790 SF

Central Core

- Lower Level: ~2,795 SF
- Main Level: ~2,795
- 2nd Floor: ~2,795 SF
- 3rd Floor: ~2,795

East & South Wing

- Main Level: ~12,950 SF

**Total Building**

All Levels: ~ 35,710 SF

**Church Building**

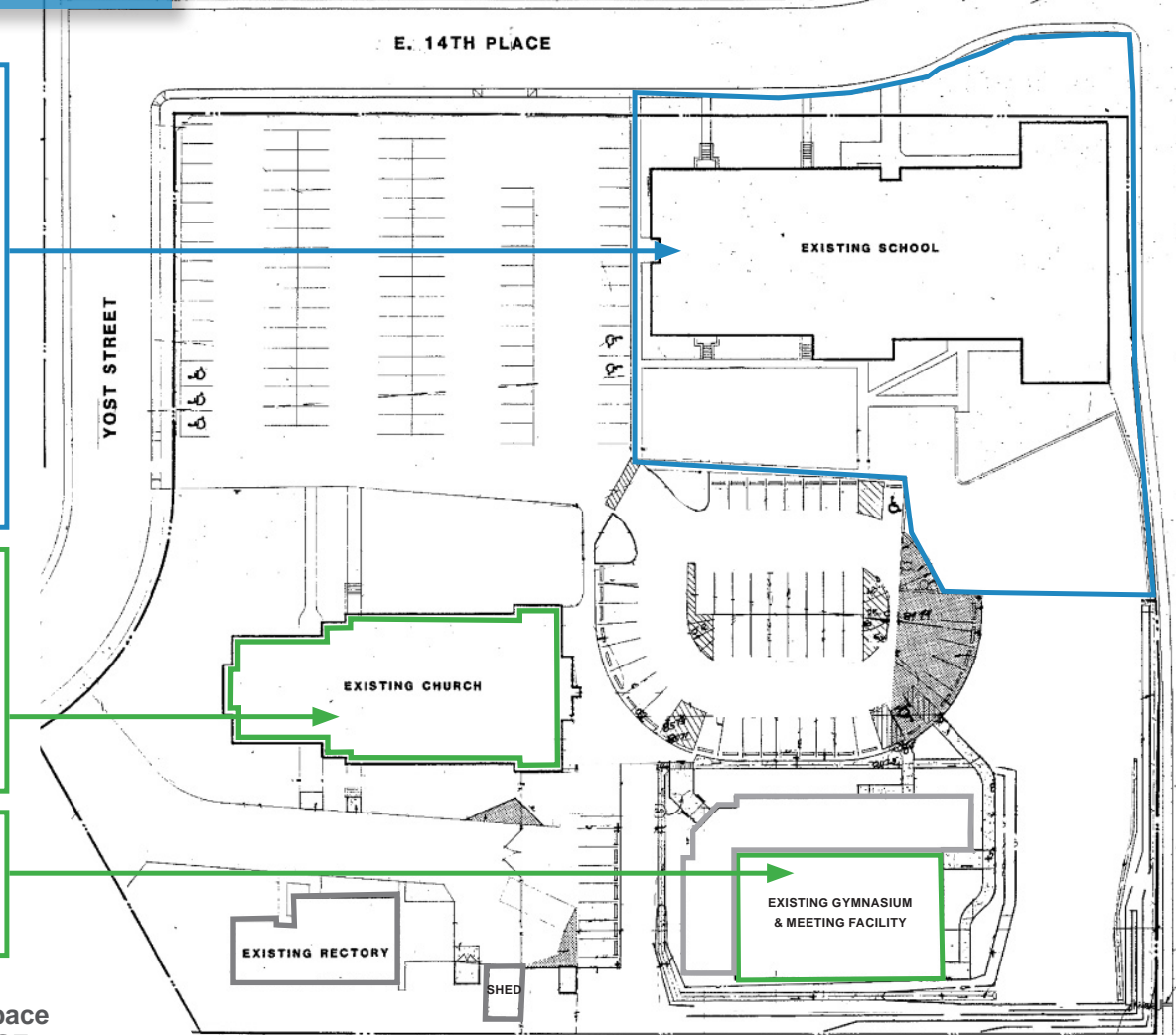
(Total building 16,045 SF. Of the total lower level, ~5,080 SF is the main cafeteria and 540 SF is the kitch/dishes/pantry)

**Lower Level: ~7,680 SF**




**Gymnasium Building**

(Total building 9,800 SF)

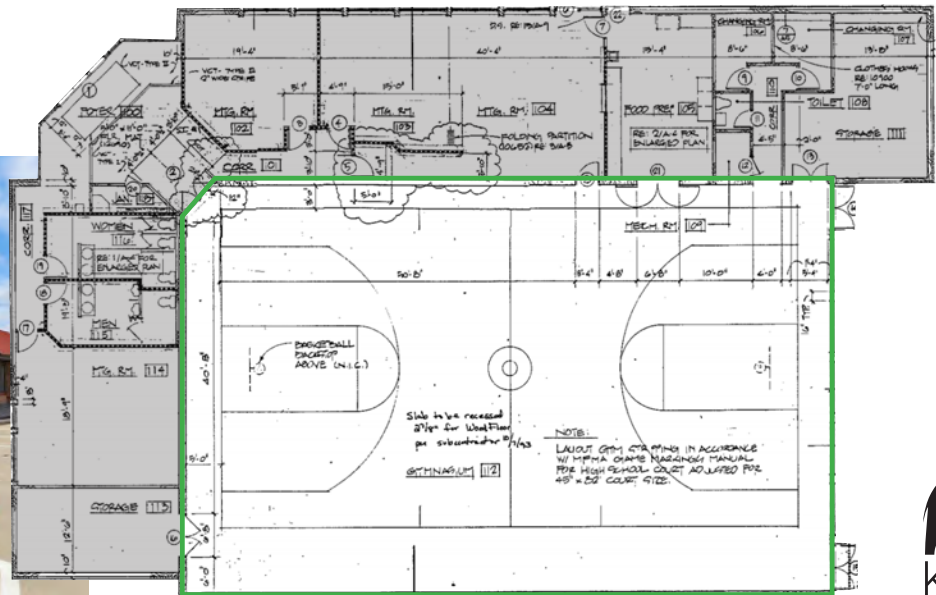
**Gym Only: ~5,250 SF**



Total Available User Space  
Approximately 48,640 SF

	Exclusive User Space
	Shared Space
	Exclusive Church Space

**Gymnasium Building Floorplan**



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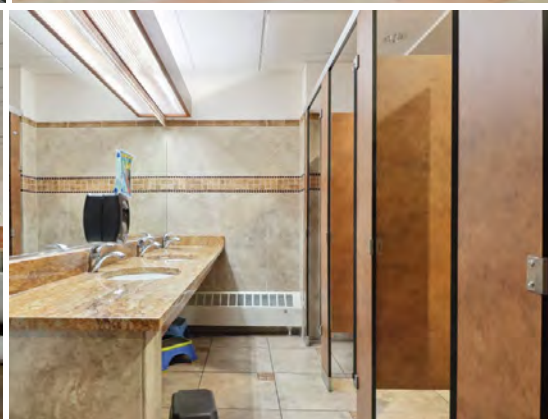


**PROPERTY DETAILS**

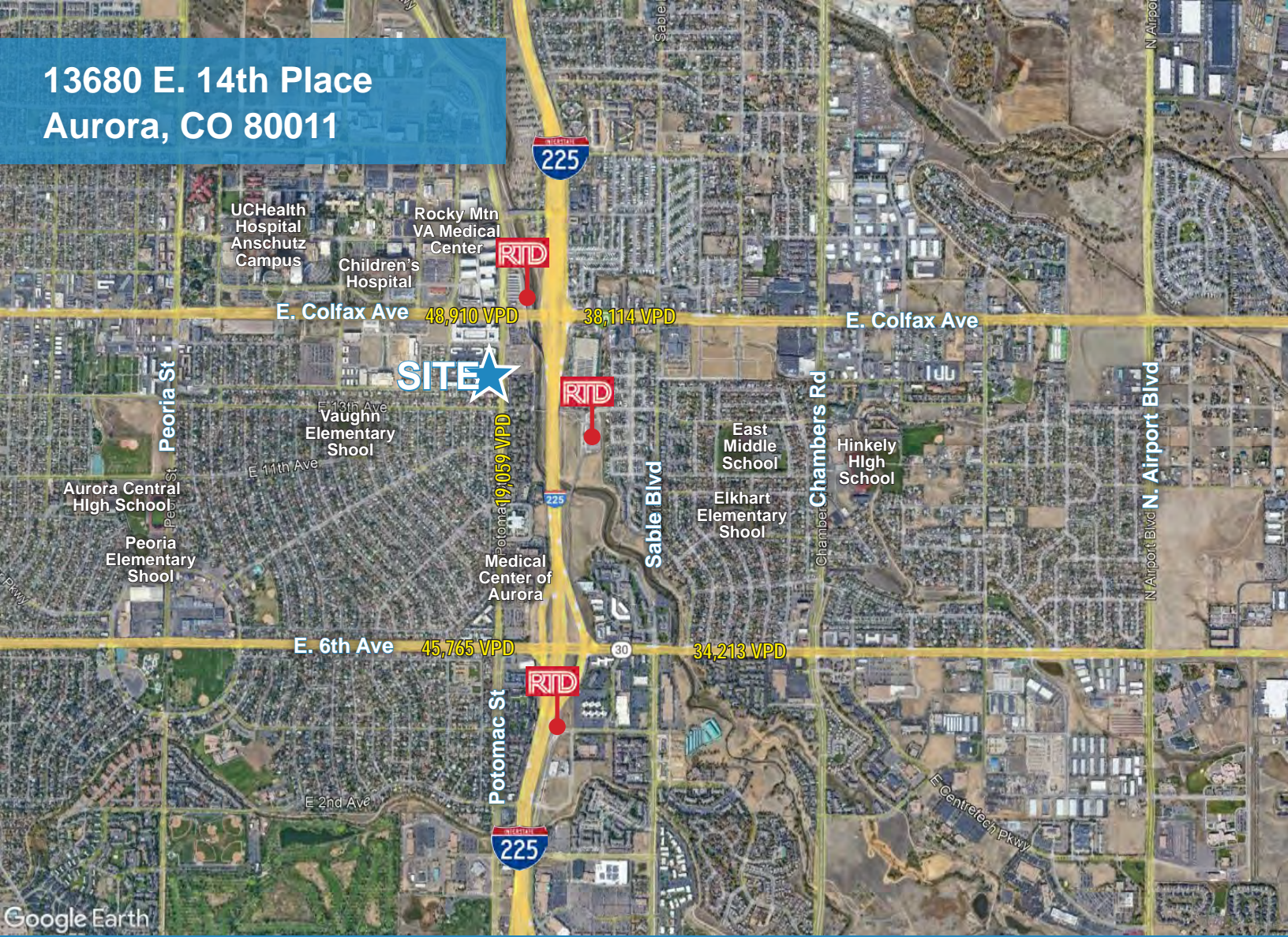
<b>Total Campus SF</b>	Approx. 61,555 SF
<b>Total Lot Size</b>	4.43 Acres
<b>Year Built (School)</b>	1980
<b>Zoning</b>	R-1
<b>Parking</b>	Surface Spaces (approx. 80)

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population (2024)	21,523	152,547	382,580
Pop. Age 0-14 (2024)	31,427	74,382	183,171
Median Age	32.9	33.7	35.4
Total Households (2024)	7,487	53,169	142,110
Median HH Income	\$48,327	\$57,447	\$68,350



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