

FOR SALE  
**2200**  
CHAMBERS ROAD, UNIT I

AURORA · CO



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REAL ESTATE GROUP

# Property Overview

<b>Property Address</b>	2200 Chambers Road, Unit I, Aurora, CO
<b>Property Type</b>	Flex
<b>Sale Price</b>	\$335,000 (\$223.33/PSF)
<b>In-Place Income</b>	8.00% CAP Rate (60-day landlord termination option)
<b>Transaction Type</b>	Investment/Owner-User
<b>Building SF</b>	1,500 SF
<b>Clear Height</b>	13'
<b># Grade Level Doors</b>	1
<b>Roof</b>	Fully Replaced in 2025
<b>Zoning</b>	<a href="#">I-2 (Business/Tech District)</a>
<b>APN/Parcel</b>	05-254-51-018

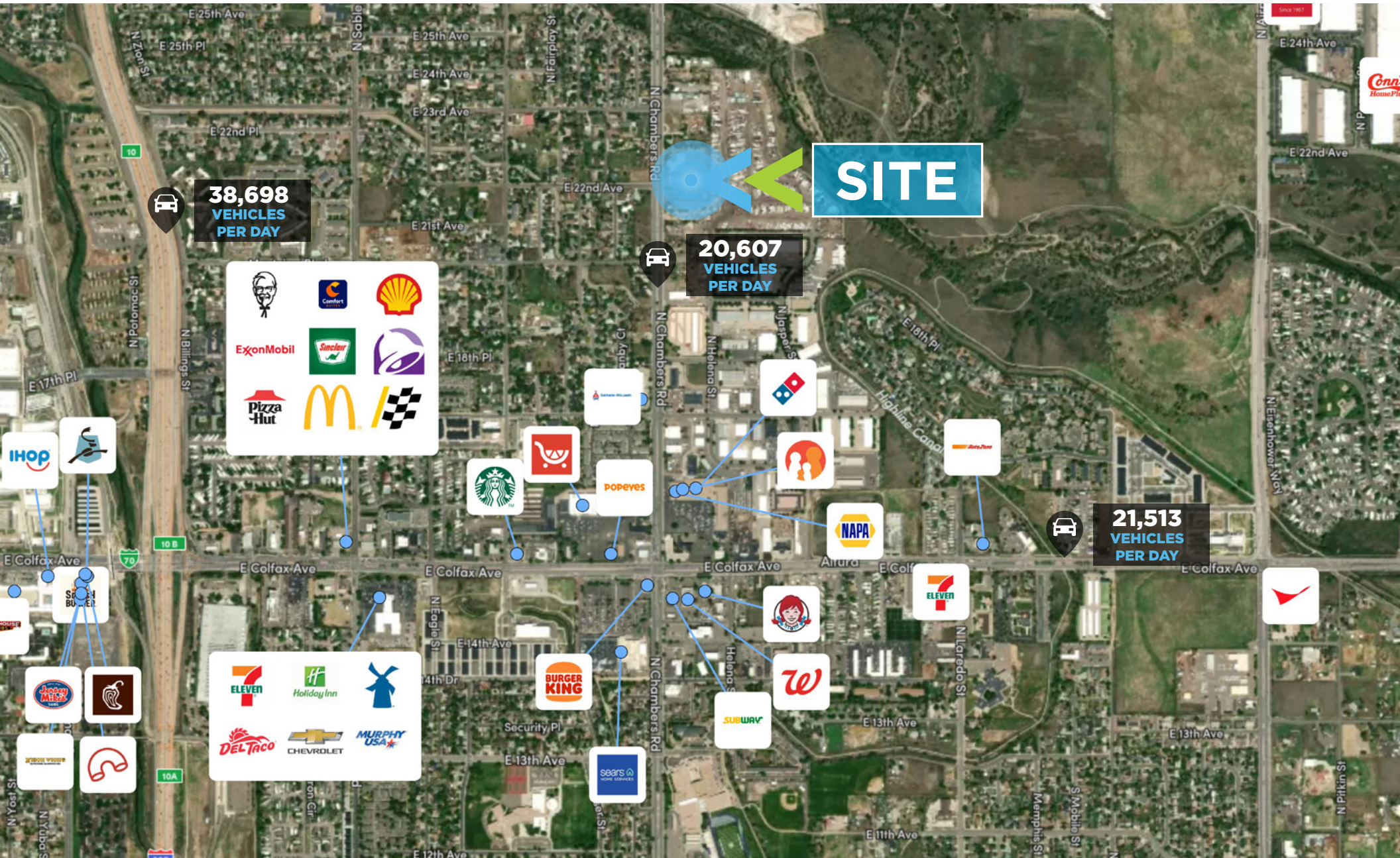


## PROPERTY HIGHLIGHTS

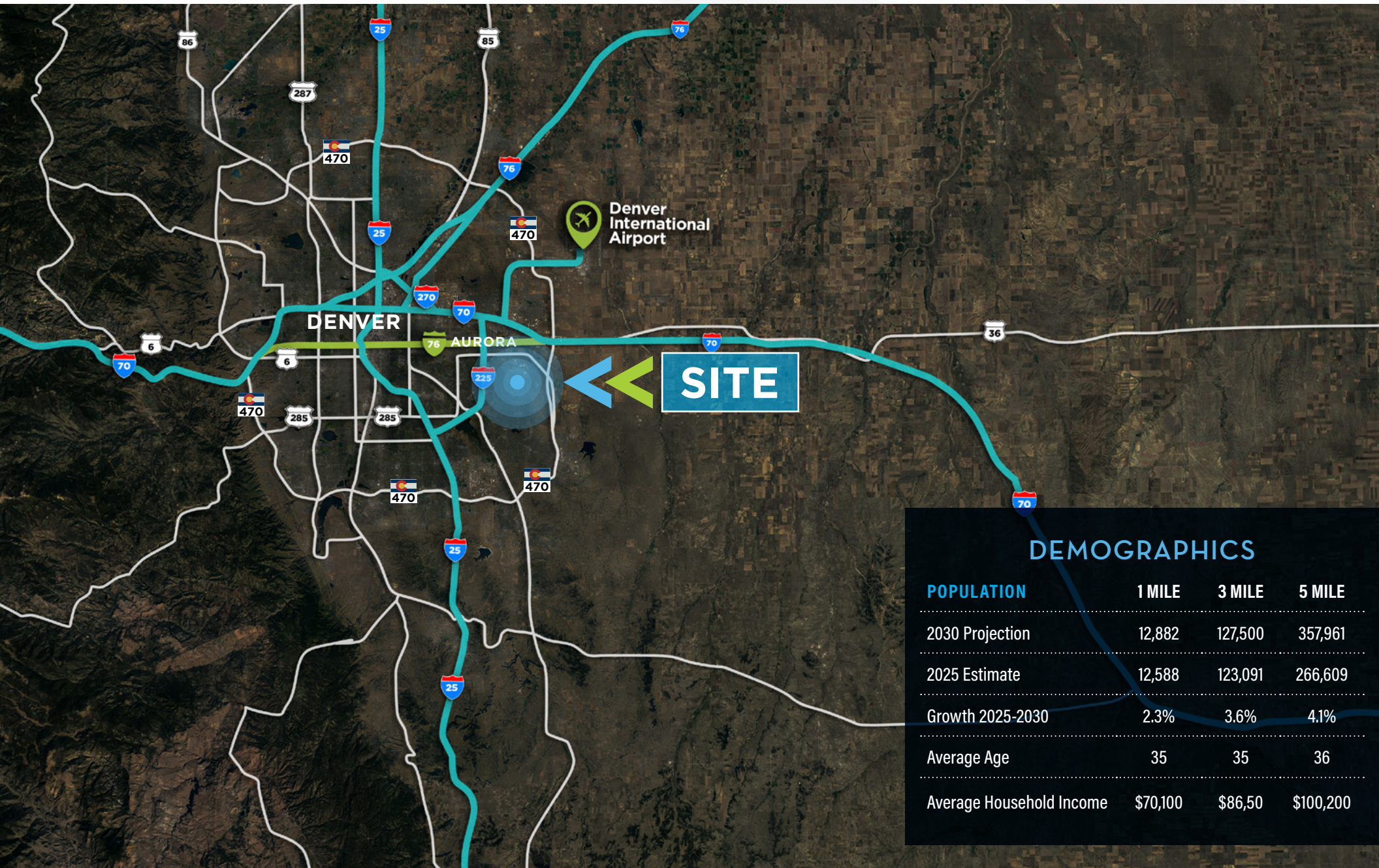
- Functional 1,500 SF unit (25% office and 75% warehouse) with an additional  $\pm 450$  SF mezzanine, ideal for storage, supplemental office, or operational support space.
- Tenant currently in place with a 60-day landlord termination option, providing flexibility for near-term occupancy or continued income.
- 13' clear heights and a functional drive-in garage door provide strong usability for a variety of warehouse, contractor, service, or light industrial users.
- Prime Aurora location with excellent access to I-225, I-70, and Colfax Avenue, offering strong regional connectivity across the Denver metro area



# LOCATION OVERVIEW



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	12,882	127,500	357,961
2025 Estimate	12,588	123,091	266,609
Growth 2025-2030	2.3%	3.6%	4.1%
Average Age	35	35	36
Average Household Income	\$70,100	\$86,50	\$100,200

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