



UNIQUE
PROPERTIES



THE DAYTON STREET OPPORTUNITY

10,104 SF
SQUARE FEET

24,393/0.56
SF/ACRE LOT

1971
YEAR BUILT

~~\$2,375,000~~
\$2,175,000
PRICE

- * **URBAN INFILL INVESTMENT**
- * **ADAPTIVE REUSE**
- * **MIXED-USE REDEVELOPMENT**

PRICE REDUCED!



MIXED-USE REDEVELOPMENT ADJACENT TO STANLEY MARKETPLACE

OFFERED BY:

BRIAN MCKERNAN

Senior Broker Associate

720.881.6337

bmckernan@uniqueprop.com

2360-2372 Dayton Street
Aurora, CO 80010

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,175,000
Lot Size:	24,393 SF
Year Built:	1971
Building Size:	10,104 SF
Zoning:	OA-MS
Price / SF:	\$215.26
County:	Adams
Taxes:	\$41,484
Tenant Income:	\$72,000

PROPERTY OVERVIEW

Explore the potential of this mixed use property at 2360-72 Dayton Street in Aurora, CO. Boasting 10,104 rentable square feet across 3 different buildings situated on 24,393 SF of land, this well-located property offers ample space for either Investment, Owner-User or Redevelopment opportunities. The property, built in 1971, features a zoning classification of OA-MS, providing flexibility for various potential Retail, Office or Multi-Family uses. Strategically positioned in the thriving Dayton Street corridor, just 1 block from Stanley Marketplace, the Central Park neighborhood and 900 recently constructed apartments, this opportunity presents an ideal investment for those seeking a versatile space with ample potential for growth and development.

PROPERTY HIGHLIGHTS

- 3 Buildings Totaling 10,104 SF of Rentable Square Footage
- Large 24,393 SF Parcel Prime for Redevelopment
- OA-MS Zoning Permits a Wide Variety of Retail, Multi-Family and Office Uses
- 1 Block From the Stanley Marketplace and Central Park Neighborhood
- Tenant Income of \$72,000 Annually

Brian McKernan
Senior Broker Associate
720.881.6337
bmckernan@uniqueprop.com



ADDITIONAL PHOTOS



LOCATION OVERVIEW

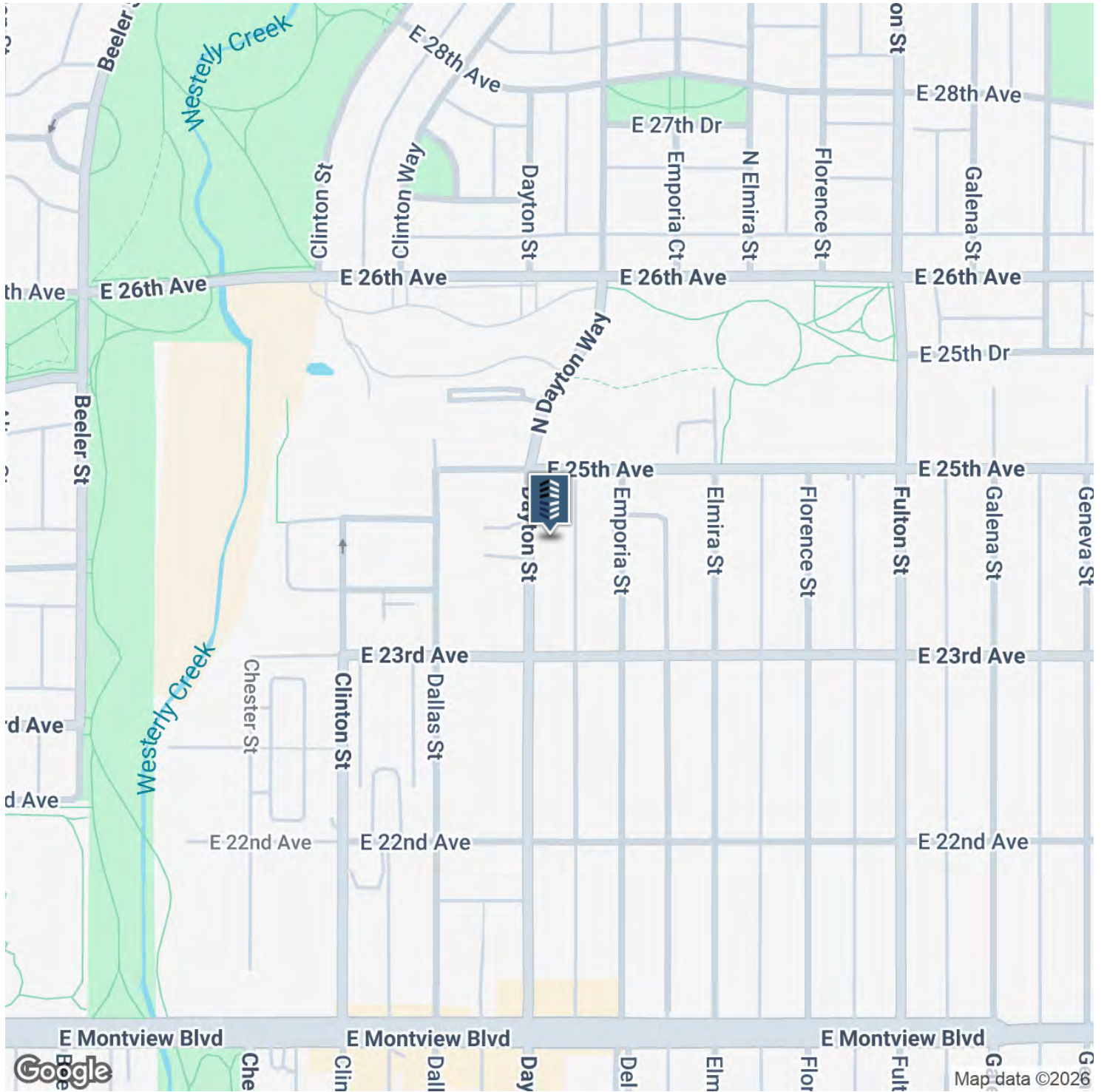


LOCATION DESCRIPTION

Discover the potential of the surrounding area of 2360-72 Dayton Street in Aurora, CO. Conveniently located near the Central Park neighborhood and major transportation routes, the area offers prime opportunities for investors to occupy or redevelop this site. The nearby Stanley Marketplace provides a vibrant mix of dining, entertainment, and retail options. With easy access to Interstate 225 and the Denver International Airport, the location presents an ideal setting for Retail, Office or Multi-Family uses to thrive. Don't miss out on the strategic advantages that this area has to offer for your investment portfolio.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,632	20,477	40,869
Total Population	18,189	61,202	114,967
Average HH Income	\$44,528	\$48,029	\$57,928

LOCATION MAP





SUMMARY

2360-72 Dayton Street presents a rare opportunity to acquire one of the few remaining urban infill investment properties adjacent to Stanley Marketplace and the Central Park neighborhood. Situated on 24,393 square feet of land, the property includes three commercial buildings totaling 10,104 rentable square feet and offers multiple investment strategies, including Owner/User Occupancy, Value-Add Renovation, Adaptive Reuse, or future Mixed-Use Redevelopment.

Existing tenant income provides cash flow while investors evaluate renovation, leasing, entitlement, or long-term redevelopment opportunities. As surrounding residential growth continues and the neighborhood matures, this property offers the flexibility to generate income today while positioning for tomorrow's appreciation. Whether improving the existing buildings or planning a future redevelopment, investors have the opportunity to capitalize on one of Aurora's most dynamic and evolving commercial corridors.

HIGHLIGHTS

- Rare Urban Infill Investment Opportunity
- Three Commercial Buildings Totaling 10,104 SF
- 24,393 SF (0.56-acre) Development Site
- Existing Tenant Income Offsets Holding Costs
- Flexible Owner/User, Investment or Value-Add opportunity
- Adaptive Reuse or Long-Term Redevelopment Potential
- Opportunity to Renovate and Increase Rental Income
- Excellent Long-Term Appreciation Potential
- Located within one of Aurora's Fastest Evolving Districts
- Multiple Exit Strategies for Future Ownership

SUMMARY

Over the past decade, the Dayton Street corridor has evolved into one of Aurora's most promising urban neighborhoods, driven by the success of Stanley Marketplace and the continued growth of the Central Park community. Originally envisioned as a walkable district featuring neighborhood retail, restaurants, offices, and adaptive reuse projects, Dayton Street experienced significant reinvestment between 2016 and 2021 before rising interest rates slowed redevelopment activity throughout the region.

Despite that temporary pause, nearly 900 apartment units have been completed within walking distance of the property, creating an expanding residential customer base that continues to support local businesses and attract long-term investors. Today, Dayton Street offers a unique combination of established commercial uses, adaptive reuse projects, and future redevelopment opportunities within one of metro Denver's most desirable infill neighborhoods.

HIGHLIGHTS

- One Block from Stanley Marketplace
- Adjacent to the Central Park Neighborhood
- Nearly 900 New Apartment Units Completed Nearby
- Growing Residential Population Supports Local Businesses
- Walkable Urban Neighborhood Environment
- Strong Demand for Neighborhood-Serving Retail and Services
- Convenient Access to I-70, I-225 and Downtown Denver
- Established Mix of Office, Retail and Commercial Users
- Continued Public and Private Investment in the Corridor
- Excellent Long-Term Redevelopment Fundamentals





SUMMARY

The property's OA-MS (Original Aurora Main Street) zoning provides exceptional flexibility for both existing commercial uses and future redevelopment opportunities. Established to encourage a vibrant, pedestrian-oriented environment, the district supports a wide variety of Retail, Office, Residential, Restaurant, Service, and Mixed-Use developments that complement the surrounding neighborhood.

Building heights of up to three stories, subject to City of Aurora development standards, allow investors to consider adaptive reuse of the existing improvements or future redevelopment featuring ground-floor commercial space with upper-level Residential or Office uses. The zoning reflects the City's long-term vision of creating an active mixed-use corridor that encourages walkability, neighborhood services, and reinvestment. This flexibility allows buyers to maximize the property's long-term value while responding to changing market conditions and future development opportunities.

HIGHLIGHTS

- Original Aurora Main Street (OA-MS) Zoning
- Up to Three-Story Development Potential*
- Supports Mixed-Use Development Concepts
- Retail, Office and Residential Uses Permitted
- Encourages Adaptive Reuse of Existing Buildings
- Designed for Walkable, Pedestrian-Oriented Development
- Allows Neighborhood-Serving Commercial Uses
- Flexible Development Options for Future Ownership
- Supports Long-Term Corridor Revitalization Goals
- Attractive Zoning for Developers and Long-Term Investors
- *Subject to City of Aurora Zoning Regulations, Development Standards and Site Plan Approval.

AERIAL VIEW



PARCEL MAPS - ADAMS COUNTY

2372 DAYTON ST, AURORA, CO 80010

Site and Property Characteristics

Legal Information	SUB:NEW ENGLAND HEIGHTS BLK:17 DESC: LOT 4 EXC N 5/0025 FT ALL LOTS 5 6 AND 7 AND N 5/1925 FT LOT 8 EXC REAR 8 FT
Subdivision	NEW ENGLAND HEIGHTS
Legal Lot	4-5,8
Legal Block	17
Land Use Cat.	COMMERCIAL
Land Use Desc.	STORES, RETAIL OUTLET
Lot Area (Assessor)	12,632 SF (0.29 ACRES)
Lot Area (Calc.)	13,713 SF (0.31 ACRES)
Building Area	2,580 SqFt
Building/Lot Ratio	0.2
No. of Units	



2360 DAYTON ST, AURORA, CO 80010

Site and Property Characteristics

Legal Information	SUB:NEW ENGLAND HEIGHTS BLK:17 LOT:8 DESC: EXC N 5/1925 FT ALL LOTS 9 AND 10 AND LOT 11 EXC S 0/6175 FT AND EXC REAR 8 FT
Subdivision	NEW ENGLAND HEIGHTS
Legal Lot	8
Legal Block	17
Land Use Cat.	COMMERCIAL
Land Use Desc.	STORES, RETAIL OUTLET
Lot Area (Assessor)	11,761 SF (0.27 ACRES)
Lot Area (Calc.)	11,944 SF (0.27 ACRES)
Building Area	4,000 SqFt
Building/Lot Ratio	0.34
No. of Units	
No. of Stories	1
Year Built	1963



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

-
- BUILDING SQUARE FOOTAGE:
- 2360 Dayton Street: 4,000 SF
- 2366-72 Dayton Street: 2,580 SF
- 2380 Dayton Street: 3,524 SF
- Total Building SF: 10,104 SF
-
- LAND SQUARE FOOTAGE:
- 2360 Dayton Street: 11,761 SF
- 2372 Dayton Street: 12,632 SF
- Total Land SF: 24,393 SF
-
- ADAMS COUNTY TAXES:
- 2360 Dayton Street: \$28,646.66
- 2372 Dayton Street: \$21,894.58
- Total Taxes: \$50,541.24
-
- ADAMS COUNTY PARCEL RECORDS:
- 2360 Dayton Street
- 2372 Dayton Street

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
2360 Dayton	Caring Transitions	4,000 SF	39.59%	\$9.00	\$36,000	7/1/2026	6/30/2028
2366-72 Dayton	Handyman	2,580 SF	25.53%	\$13.95	\$36,000	M2M	-
2380 Dayton	Vacant	3,524 SF	34.88%	-	-	-	-
TOTALS		10,104 SF	100%		\$72,000		