

12400 E COLFAX AVE - GATEWAY AT FITZSIMONS

12400 East Colfax Avenue | Aurora, CO
OFFERING MEMORANDUM



FULLY ENTITLED & READY FOR CONSTRUCTION

12400 E Colfax Ave - Gateway at Fitzsimons

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Exclusively Marketed by:

Brian Campbell

Coldwell Banker

(720) 217-9435

brian.campbell@CBRealty.co

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COMMERCIAL

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01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	12400 East Colfax Avenue Aurora CO 80011
COUNTY	Arapahoe
PRICE	\$7,300,000
PRICE PSF	\$81.75
LAND SF	89,298 SF
LAND ACRES	2.05
ZONING TYPE	MU-FB
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	23,983	163,772	410,972
2026 Median HH Income	\$60,943	\$73,498	\$83,927
2026 Average HH Income	\$78,734	\$101,497	\$118,011

Fully Entitled Development Site

- 12400 East Colfax Avenue presents a rare development-ready multifamily investment opportunity with entitlements and permits already secured, significantly reducing development timelines and execution risk. The property is fully approved for multifamily residential development, allowing a buyer to move directly toward construction without the uncertainty and delays often associated with zoning, entitlement, and permitting processes.

Strategically located along the East Colfax corridor, the site offers exceptional access to major transportation routes, public transit, retail amenities, and employment centers. The property is situated just minutes from the renowned Anschutz Medical Campus, one of Colorado's largest employment hubs and home to the University of Colorado Hospital, Children's Hospital Colorado, UCHHealth, and the University of Colorado School of Medicine.





02

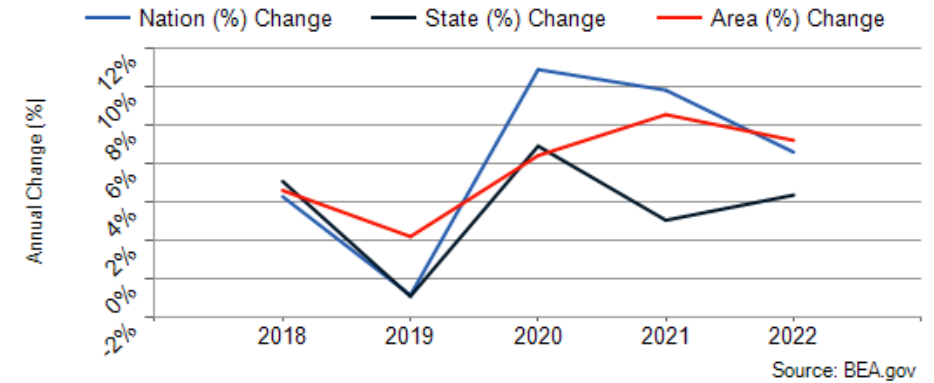
Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times

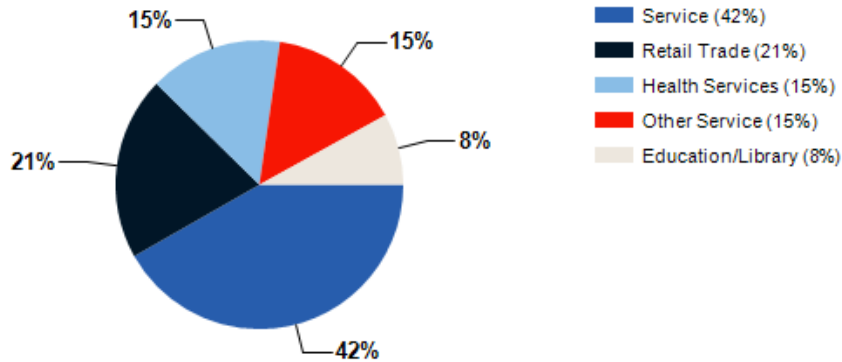
Anschutz Medical Campus Corridor Development Opportunity

- The Anschutz Medical Campus corridor represents one of the Denver metropolitan area's most compelling development opportunities, driven by the continued expansion of one of the nation's premier academic medical and research campuses. Home to the University of Colorado Anschutz Medical Campus, UCHealth University of Colorado Hospital, Children's Hospital Colorado, the Rocky Mountain Regional VA Medical Center, and numerous biotechnology and life sciences organizations, the corridor serves as a major regional employment and innovation hub.

Arapahoe County GDP Trend

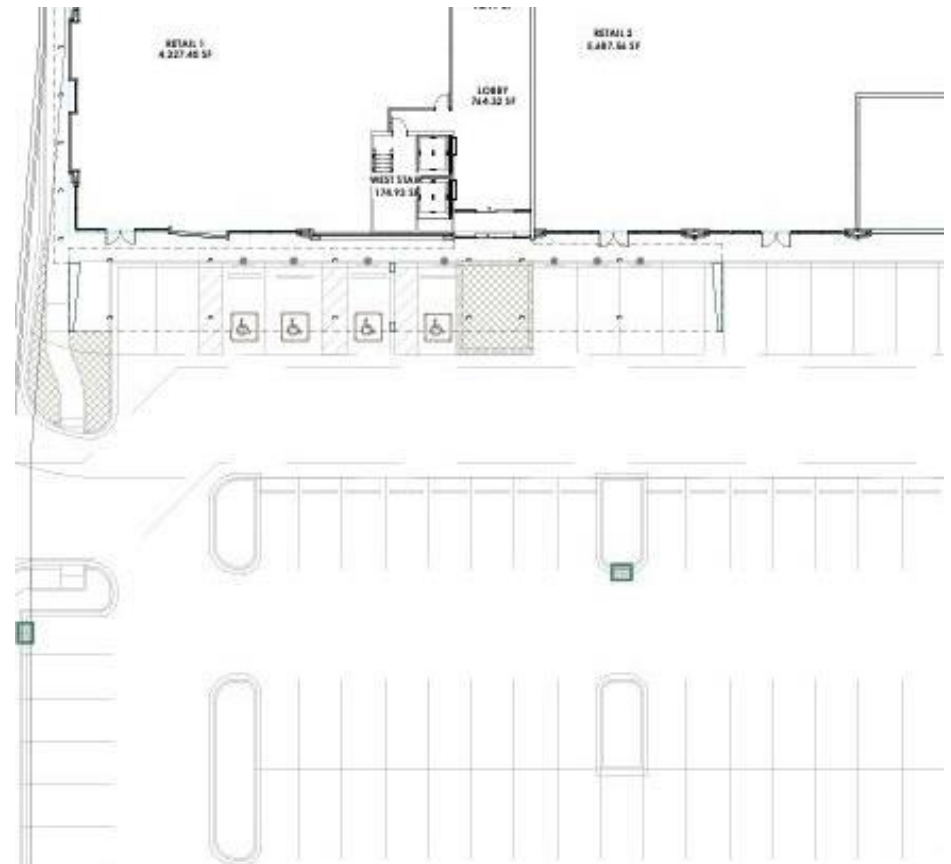


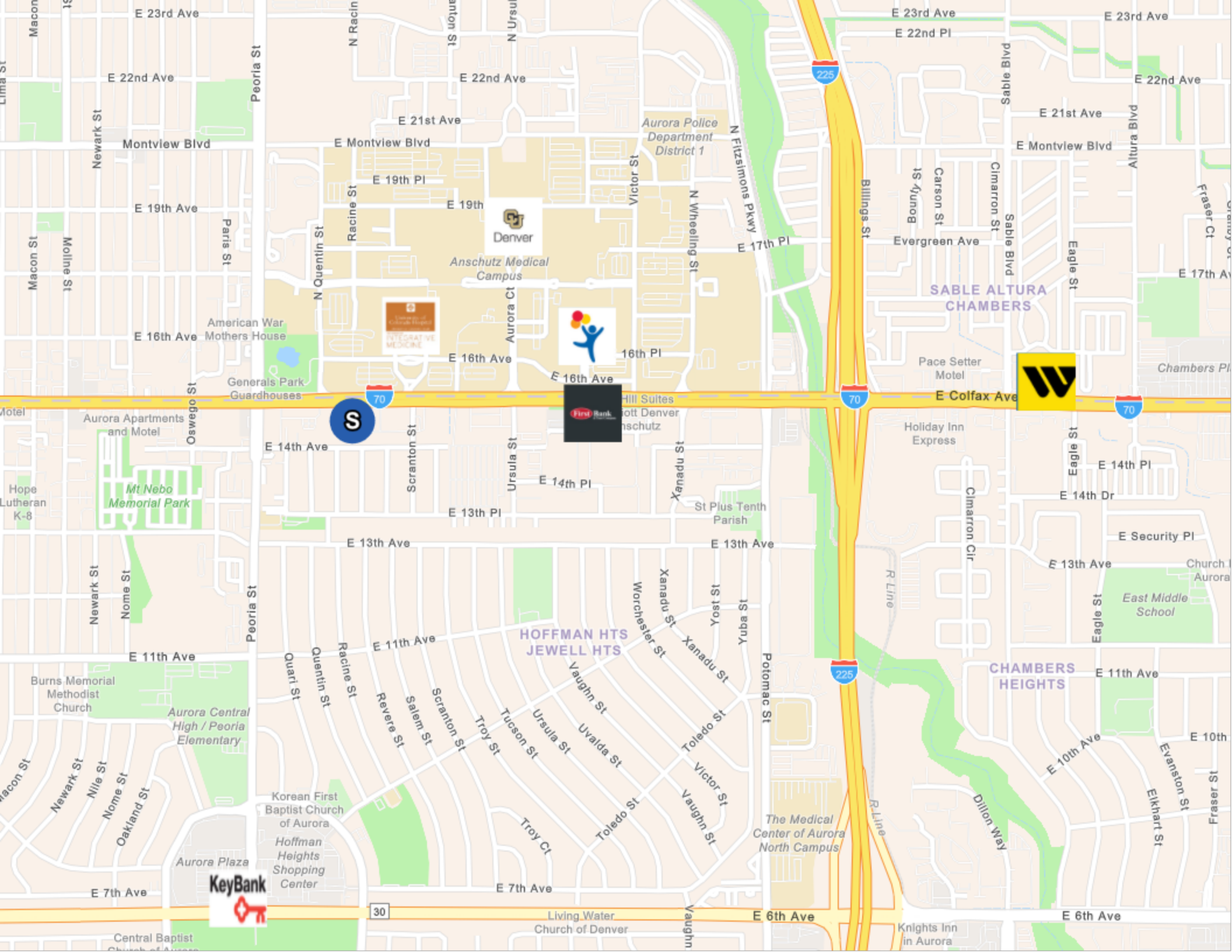
Major Industries by Employee Count



Largest Employers

Children's Hospital Colorado	5,670
Raytheon Technologies	2,430
Kaiser Permanente	1,940
The Medical Center of Aurora	1,710
Amazon	1,500
24-7 Intouch	1,350
SROriginals	870
Tyco Integrated Security	850





HOFFMAN HTS
JEWELL HTS

CHAMBERS
HEIGHTS

SABLE ALTURA
CHAMBERS



Aurora Central
High / Peoria
Elementary

East Middle
School

Denver
Anschutz Medical
Campus

Aurora Police
Department
District 1

The Medical
Center of Aurora
North Campus

American War
Mothers House

Generals Park
Guardhouses

Pace Setter
Motel

Holiday Inn
Express

Burns Memorial
Methodist
Church

Korean First
Baptist Church
of Aurora

Hoffman
Heights
Shopping
Center

Aurora Plaza

Living Water
Church of Denver

Knights Inn
in Aurora

Evanston St

Elkhart St

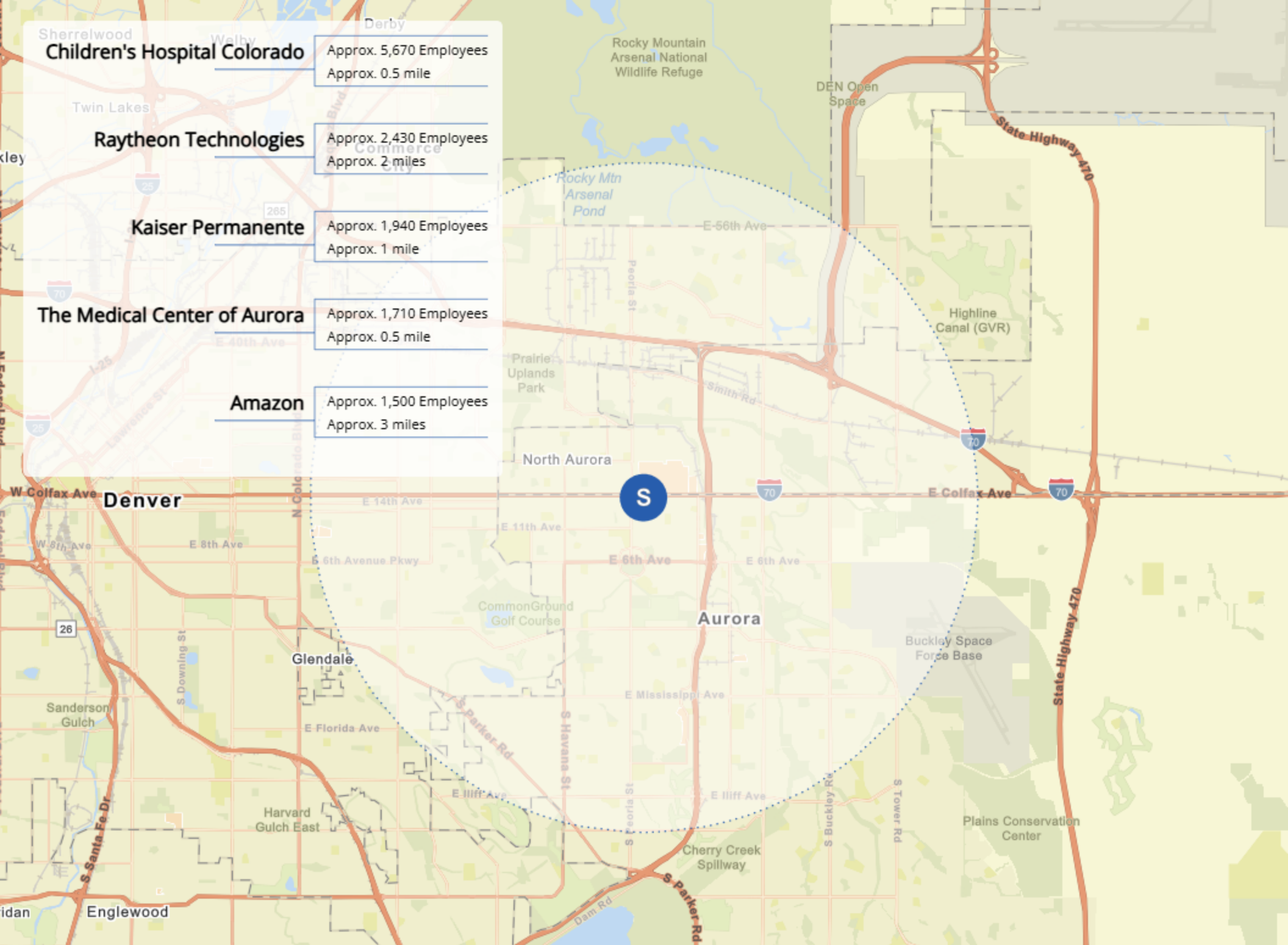
Fraser St

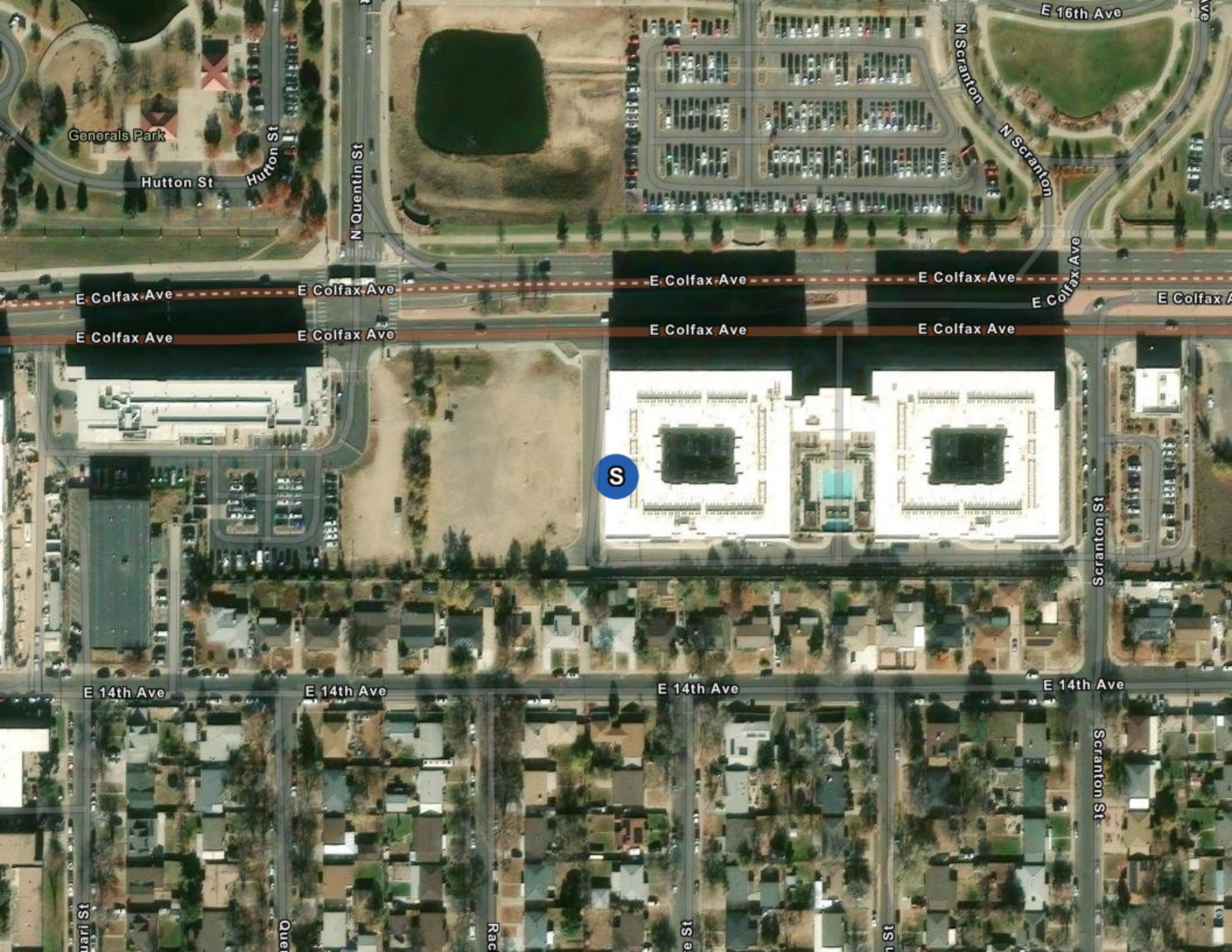
Living Water
Church of Denver

Knights Inn
in Aurora

Living Water
Church of Denver

Knights Inn
in Aurora





Generals Park

Hutton St

Hutton St

N Quentin St

E Colfax Ave

E Colfax Ave

E Colfax Ave

E Colfax Ave

E Colfax Ave

E Colfax Ave

E Colfax Ave

E Colfax Ave

S

Scranton St

E 14th Ave

E 14th Ave

E 14th Ave

E 14th Ave

Scranton St

Hutten St

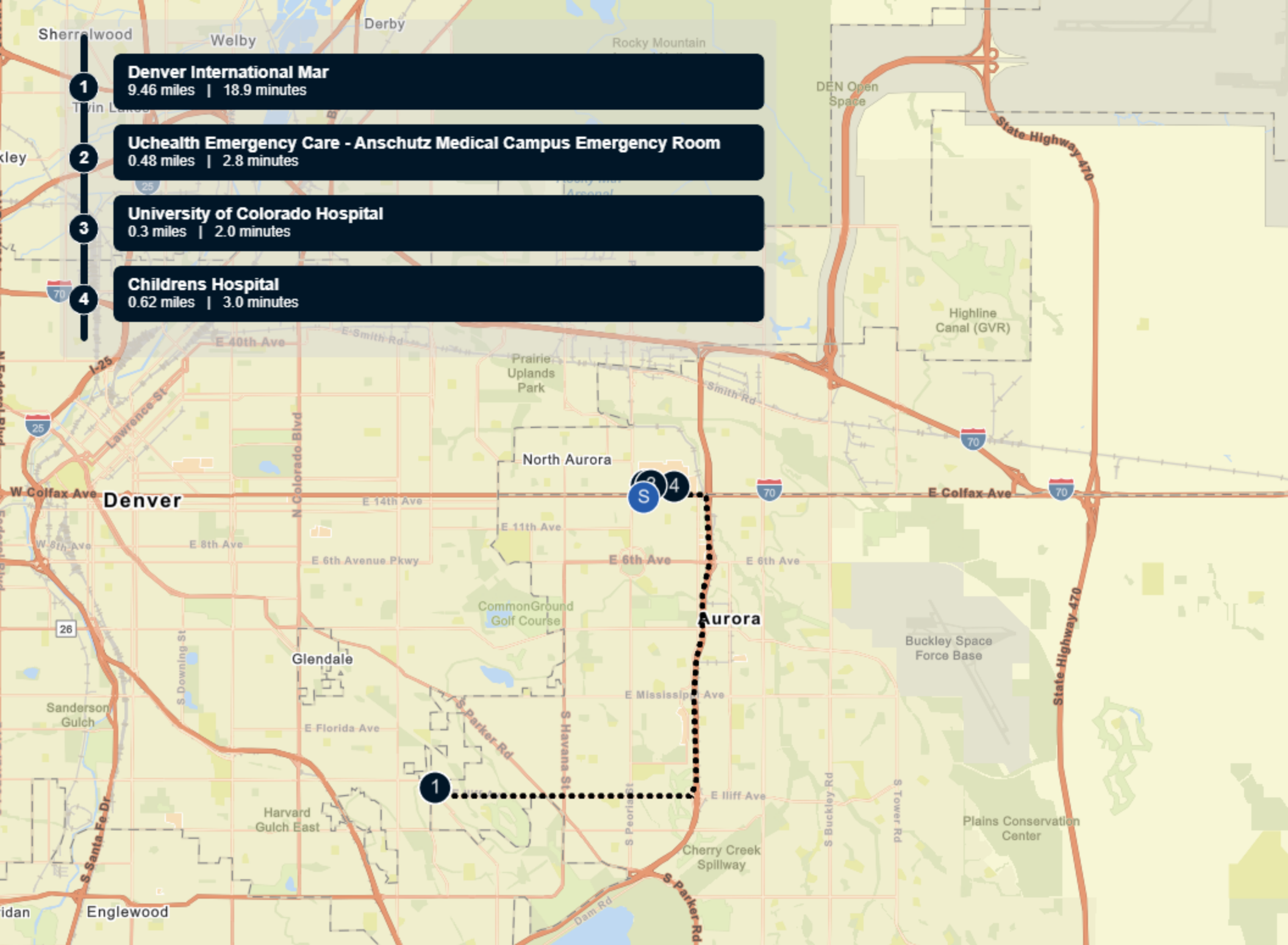
Quentin St

Racine St

15th St

13th St

11th St



- 1** Denver International Mar
9.46 miles | 18.9 minutes
- 2** Uchealth Emergency Care - Anschutz Medical Campus Emergency Room
0.48 miles | 2.8 minutes
- 3** University of Colorado Hospital
0.3 miles | 2.0 minutes
- 4** Childrens Hospital
0.62 miles | 3.0 minutes



03

Property Description

Property Features

Site Plan

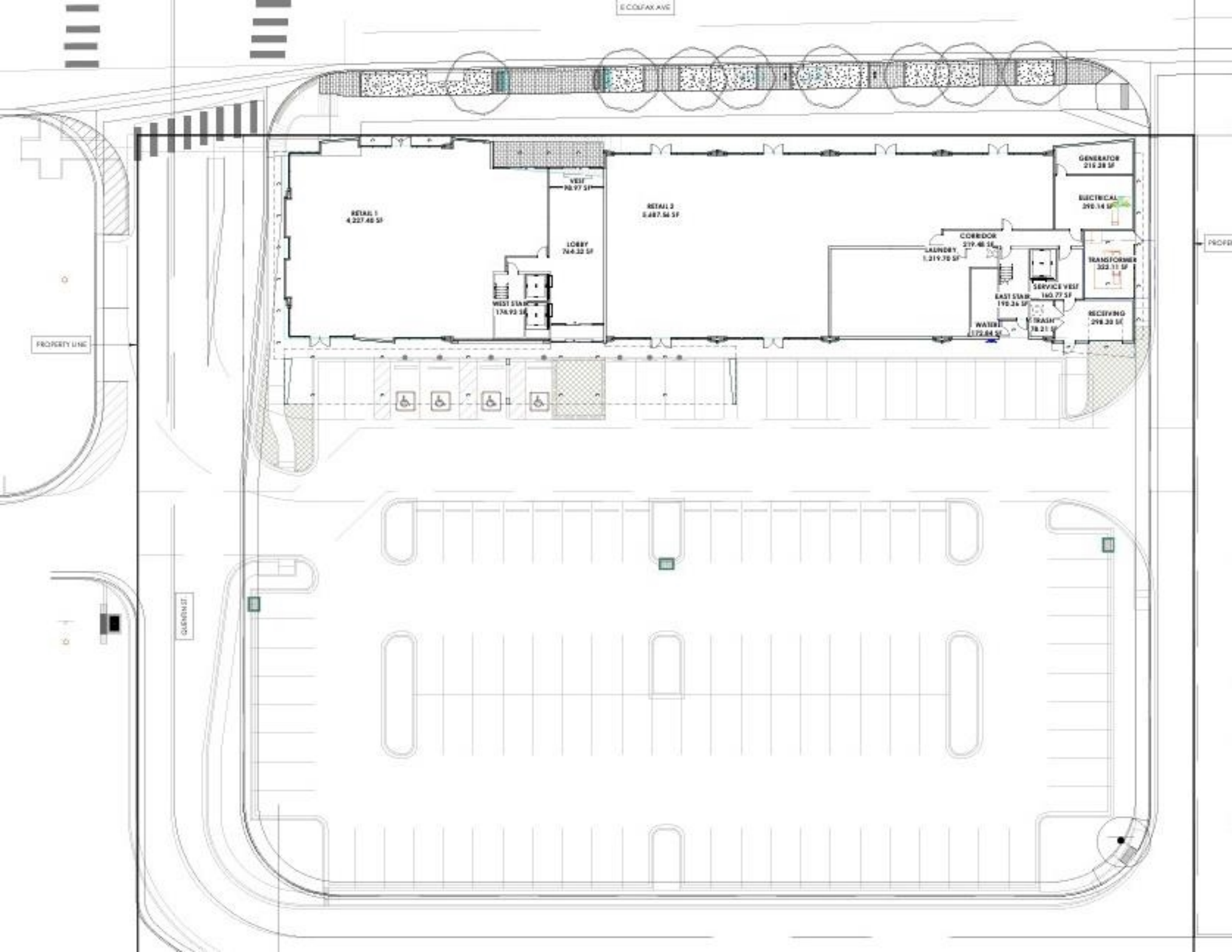
PROPERTY FEATURES

LAND SF	89,298
LAND ACRES	2.05
# OF PARCELS	1
ZONING TYPE	MU-FB
TOPOGRAPHY	Level
LOCATION CLASS	A

UTILITIES

WATER	City
IRRIGATION	City
ELECTRICITY / POWER	Public





E.C.O./FAK/AVE

PROPERTY LINE

QUEENST

PROPERTY

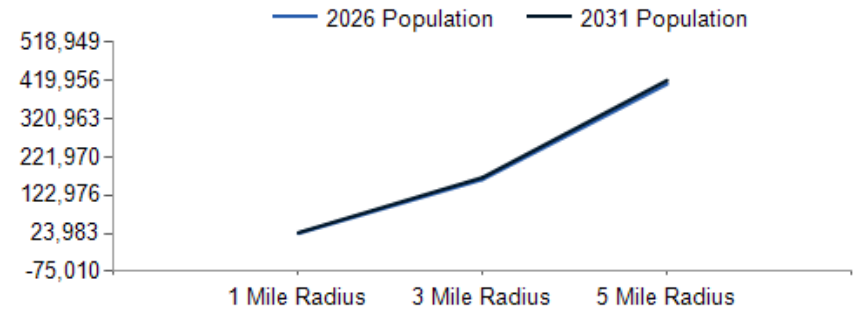
04 Demographics

General Demographics

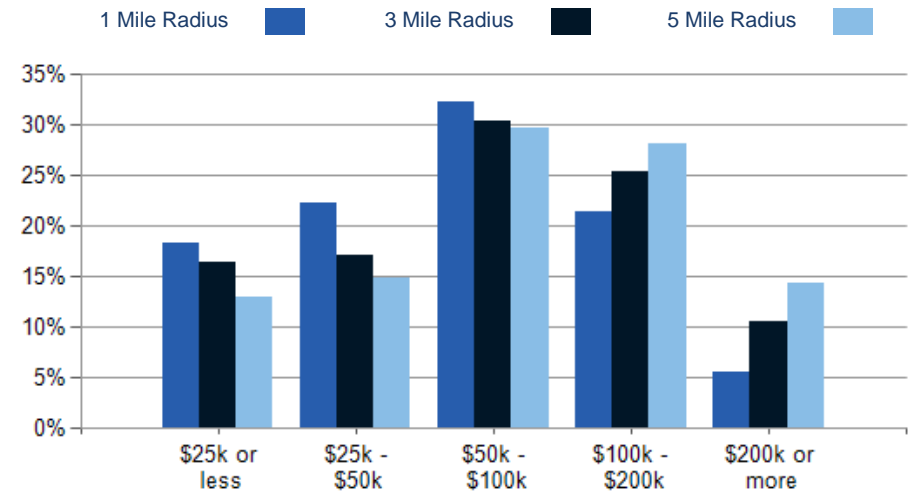
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,680	128,462	303,058
2010 Population	19,656	142,083	338,958
2026 Population	23,983	163,772	410,972
2031 Population	25,775	168,747	419,956
2026 African American	3,912	29,468	75,194
2026 American Indian	539	3,083	6,004
2026 Asian	1,535	9,013	21,822
2026 Hispanic	12,284	72,620	142,616
2026 Other Race	6,449	36,816	68,345
2026 White	7,094	56,040	173,348
2026 Multiracial	4,272	28,164	63,868
2026-2031: Population: Growth Rate	7.25%	3.00%	2.15%

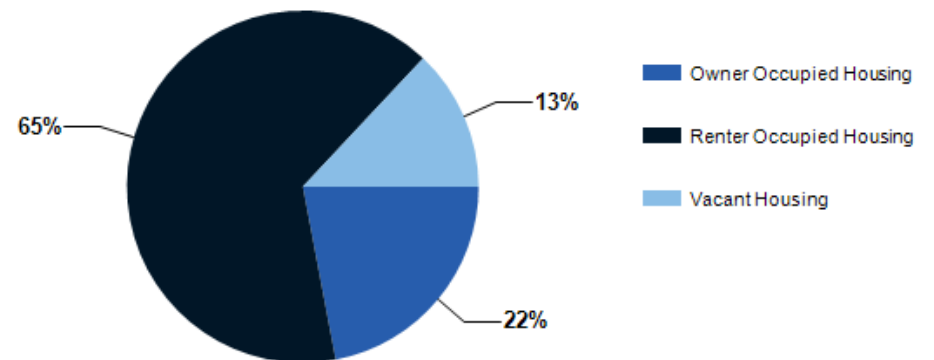
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,061	5,894	12,390
\$15,000-\$24,999	546	3,592	7,646
\$25,000-\$34,999	867	3,884	8,617
\$35,000-\$49,999	1,087	6,033	14,561
\$50,000-\$74,999	1,755	9,948	25,673
\$75,000-\$99,999	1,068	7,559	20,260
\$100,000-\$149,999	1,388	9,466	27,885
\$150,000-\$199,999	489	5,176	15,645
\$200,000 or greater	493	6,145	22,245
Median HH Income	\$60,943	\$73,498	\$83,927
Average HH Income	\$78,734	\$101,497	\$118,011



2026 Household Income



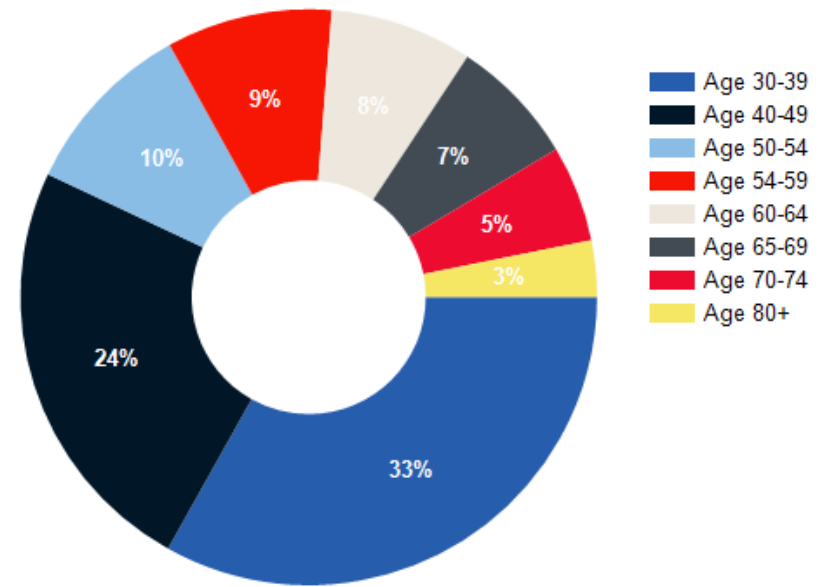
2026 Own vs. Rent - 1 Mile Radius



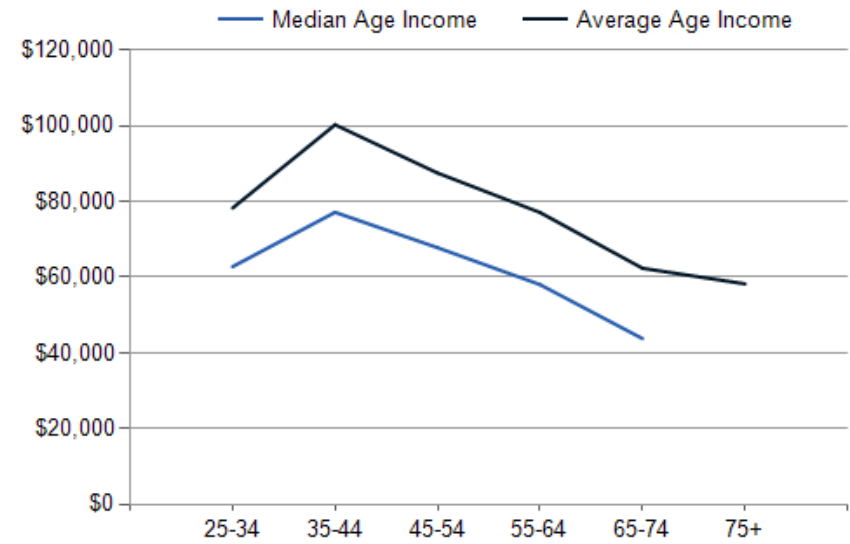
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,231	13,928	35,627
2026 Population Age 35-39	1,901	13,091	33,668
2026 Population Age 40-44	1,573	12,138	31,298
2026 Population Age 45-49	1,409	10,885	26,854
2026 Population Age 50-54	1,245	9,882	24,231
2026 Population Age 55-59	1,158	8,106	20,435
2026 Population Age 60-64	999	6,987	18,328
2026 Population Age 65-69	891	5,981	16,470
2026 Population Age 70-74	675	4,626	13,950
2026 Population Age 75-79	396	3,115	10,396
2026 Population Age 80-84	228	1,875	5,945
2026 Population Age 85+	238	1,586	5,300
2026 Population Age 18+	18,235	122,953	314,609
2026 Median Age	32	34	35
2031 Median Age	33	35	37

Population By Age

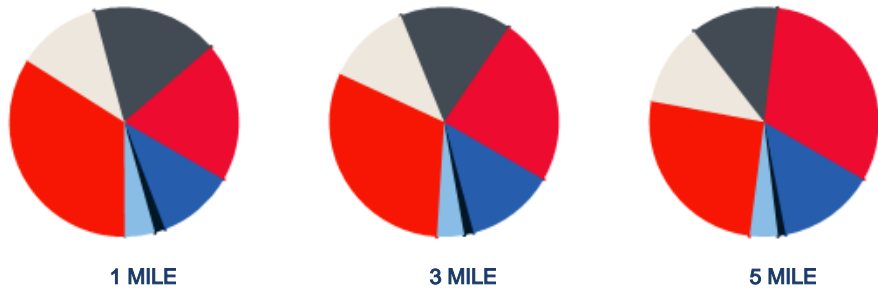


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,766	\$73,979	\$82,081
Average Household Income 25-34	\$78,276	\$92,574	\$105,662
Median Household Income 35-44	\$77,143	\$88,956	\$105,151
Average Household Income 35-44	\$100,293	\$119,992	\$140,553
Median Household Income 45-54	\$67,793	\$91,325	\$108,346
Average Household Income 45-54	\$87,524	\$126,351	\$147,266
Median Household Income 55-64	\$58,031	\$76,059	\$91,593
Average Household Income 55-64	\$77,086	\$106,247	\$126,708
Median Household Income 65-74	\$43,748	\$54,071	\$63,105
Average Household Income 65-74	\$62,356	\$79,865	\$96,037
Average Household Income 75+	\$58,226	\$65,066	\$75,969



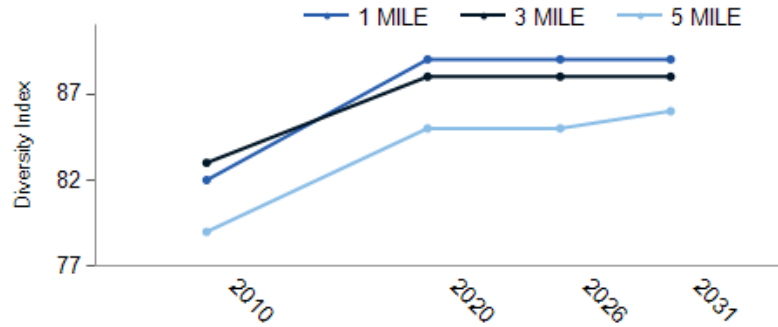
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	89	89	86
Diversity Index (current year)	89	88	85
Diversity Index (2020)	89	88	85
Diversity Index (2010)	83	83	79

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	11%	13%	14%
American Indian	1%	1%	1%
Asian	4%	4%	4%
Hispanic	34%	31%	26%
Multiracial	12%	12%	12%
Other Race	18%	16%	12%
White	20%	24%	31%

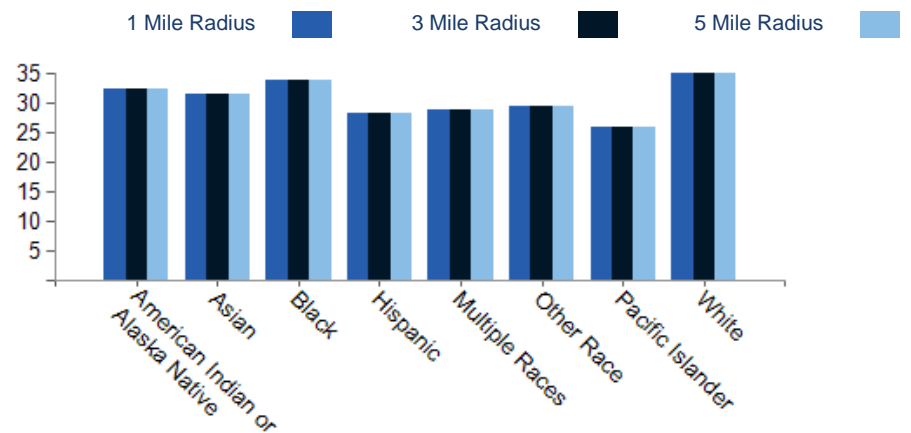
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	33	34
Median Asian Age	32	33	35
Median Black Age	34	35	36
Median Hispanic Age	28	29	29
Median Multiple Races Age	29	29	29
Median Other Race Age	30	30	30
Median Pacific Islander Age	26	28	28
Median White Age	35	39	40

2026 MEDIAN AGE BY RACE



12400 E Colfax Ave - Gateway at Fitzsimons

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Exclusively Marketed by:

Brian Campbell

Coldwell Banker
(720) 217-9435
brian.campbell@CBRealty.com



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