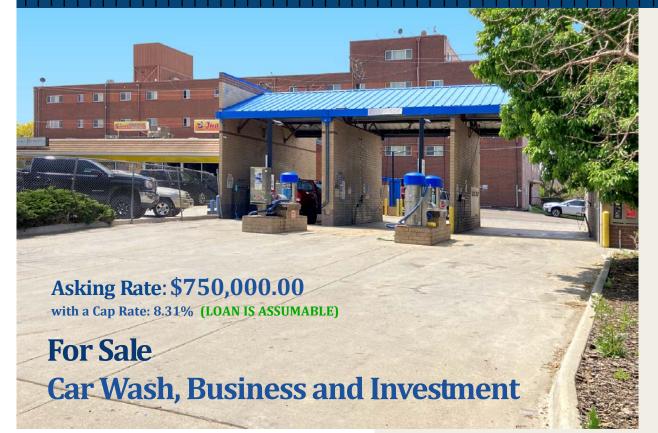
Investment Property for Sale 8.31% Cap Rate) | 1597 Peoria St, Aurora, Colorado 80010

In a little over a decade, nearby East Colfax and surrounding areas have been brought to Life with a vengeance



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1597 Peoria Street, Aurora, Colorado 80010

Great Investment Opportunity

Just north of East Colfax Avenue in Aurora, Colorado on the corner of Peoria Street and East 16th Avenue, a new investment opportunity has recently come on the market. A **7,400 square foot corner lot** currently serving as a car wash can be of benefit to the potential investor as both a stream of car wash revenue, as well as a business and investment possibility, especially since this area is still in a constant state of continued exponential growth.

Located only several blocks away on East Colfax is the large UCHealth Anschutz Outpatient Pavilion, UCHealth University of Colorado Hospital, and the UCHealth University of Colorado Anschutz Medical Campus, which is considered to be the largest academic health center in the Rocky Mountain region.

This entire area got its tremendous start from a dominoes effect that occurred when our federal government decommissioned the original Fitzsimons Army Hospital, later called Fitzsimons Army Medical Center located on 577 acres that first opened in 1918 and closed in 1999. From the turn of the century forward, these grounds were redeveloped for civilian use, exploding with activity and with it, the entire immediate area and surrounding areas became a highly transformational district and has not stopped growing to this day.

The seller has completed multiple improvements on the current property. With these improvements, an investor can immediately begin collecting operating income from an established base through this car wash business while working on a complete redevelopment of the site. Included in the sale of this property will be a set of preliminary micro apartment multi-family plans and initial information from the city.

Please contact one of our brokers for the financials and for further details. This property has every potential of being a great investment opportunity, well worth investigating further.

1597CW-061023

Information contained herein was obtained from sources deemed reliable, however Weststar Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. Price, terms and information subject to change.

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AREA SUMMARY

Average Daily Traffic Counts (2022)

Peoria St at E Colfax Ave S 31.632 VPD Peoria St at F 19th Ave S 32.625 VPD E Colfax Ave at Peoria St W 41.819 VPD

Area Demographics (2022) 2-Mile 5-Miles 10-Miles 2010 Population 73,732 335,634 944,407 2023 Population 95,428 404,917 1,124,210 Median Home Value \$322,726 \$362,710 \$400,561

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, information subject to change 2023 Sources: demographics, CoStarRealty Information, Inc | traffic, Traffic Metrix

Lev Cohen

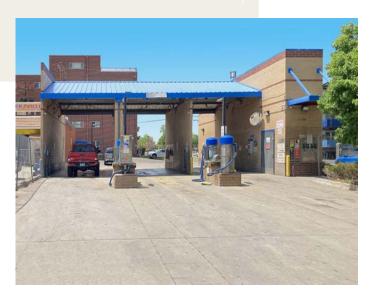
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INVESTMENT **SUMMARY OVERVIEW**

Property 1597 Peoria St **Asking Price** \$750,000.00 **Lot Size** 7.400 sf MU-Zonina FB

Cap Rate County

8.31% Adams

No Sign of It Slowing...

New developments continue to create a dramatic change in the character of East Colfax Avenue, including Fitzsimons Village with office, hotel and retail uses, the Hyatt Regency Aurora-Denver Conference Center and the Forum at Fitzsimons. Aurora's first transit-oriented. mixed-use development, containing nearly 400 rental homes and 28,000 square feet of restaurant and retail space. This area is booming with activity and there are no signs yet of it slowing.

The Fitzsimons-Colfax and 13th Ave Station Area Plan details a development vision for an area where intensive land uses, such as medium and high density office and residential uses are encouraged.

This property investment sale of 1597 Peoria St with an immediate income stream while waiting for potential redevelopment is well worth taking the time to further review all the opportune possibilities. Please feel free to give one of our brokers a call for more information.

