

AVAILABLE PRIME RETAIL LAND



NWC Colfax Ave & Airport Blvd | Aurora, CO

PROPERTY HIGHLIGHTS

- › Retail pads available
- › Very dense trade area with excellent access to both I-70 to the North and I-225 to the West
- › Prime Colfax Avenue frontage with convenient access to Airport Boulevard
- › Convenient access to the Highline Canal Trail, a 71-mile recreational trail connecting Waterton Canyon in the southwest DMA with Green Valley Ranch
- › Located 5 minutes northwest of Buckley Space Force Base, which supports approximately 3,100 active duty members from every service, 4,000 National Guard personnel and reservists, and thousands of veterans and retirees

navpoint
REAL ESTATE GROUP

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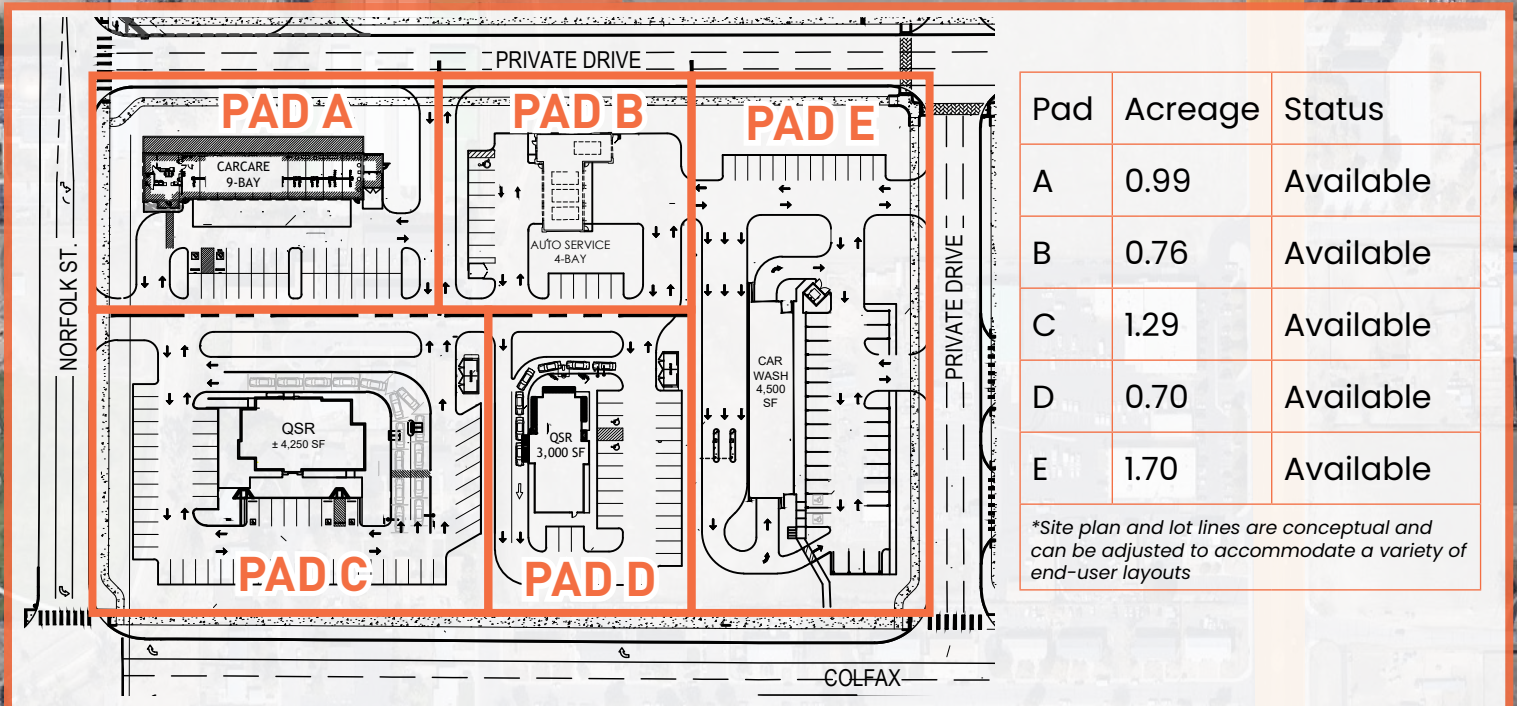
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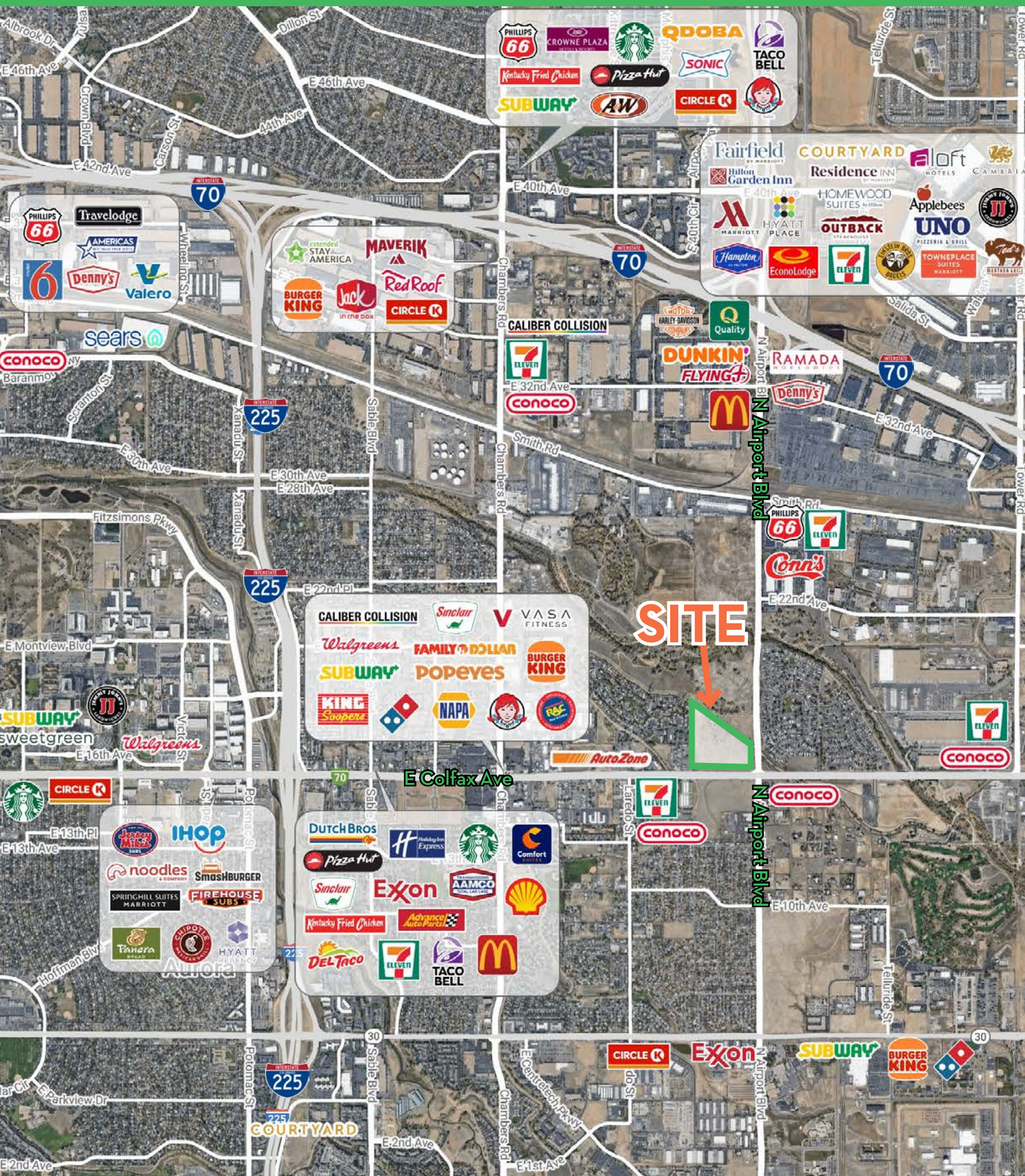
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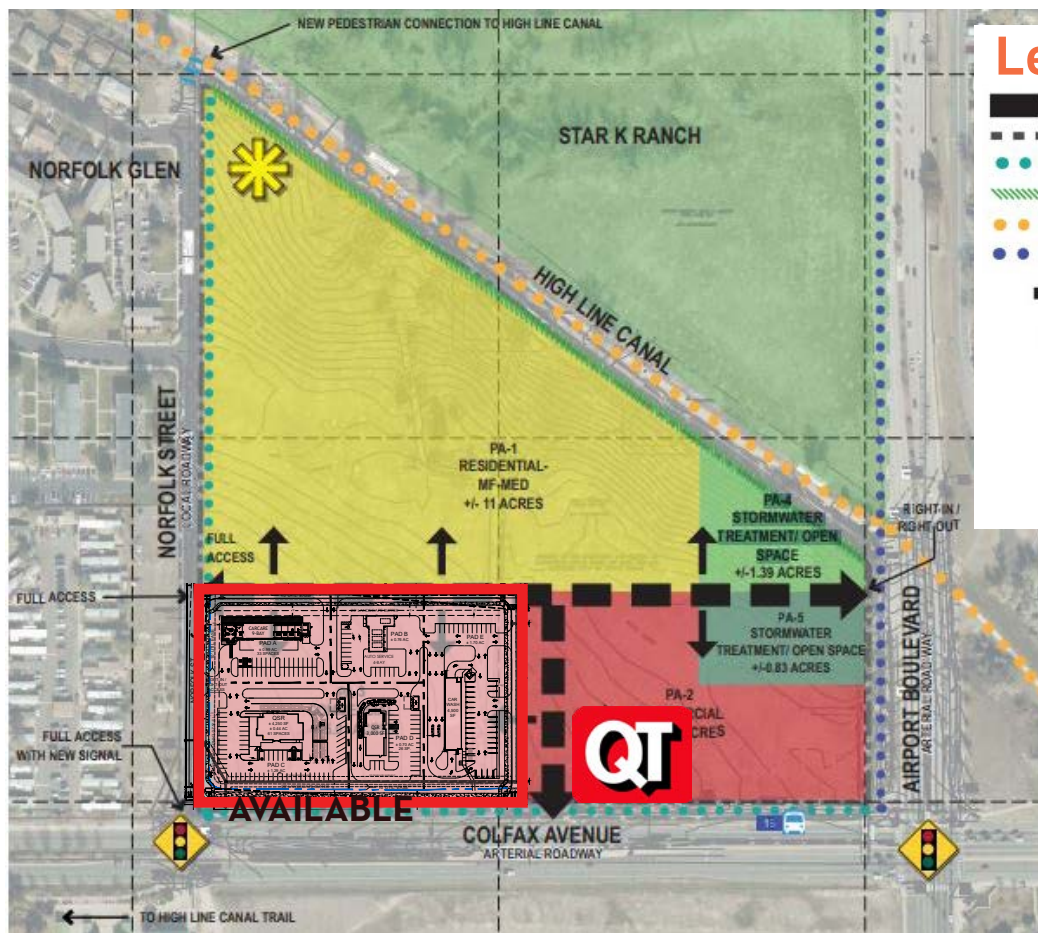


Traffic Counts Source: Regis Sites USA

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Legend

- Primary Street
- Planning Area Boundary
- Proposed Detached Sidewalk
- Proposed Special Buffer (25')
- High Line Canal Trail
- Existing Detached Sidewalk
- Access Points
- Internal Access Points
- Community Asset Area
- Trail Connection
- Transit Stop

Demographics

Population	2 Mile	5 Mile	10 Mile
2026 Projection	46,011	345,433	1,066,979
2021 Population	43,994	328,908	959,270
Growth 2021-2026	0.9%	1.0%	1.0%
Median Age	32.5	33.1	35
Households	2 Mile	5 Mile	10 Mile
2026 Projection	16,132	120,701	410,718
2021 Households	15,440	115,029	391,301
Avg Household Size	2.8	2.8	2.4
Household Income	2 Mile	5 Mile	10 Mile
Average Income	\$63,570	\$77,294	\$100,665
Median Income	\$50,729	\$60,536	\$75,516
Housing	2 Mile	5 Mile	10 Mile
Median Home Value	\$257,716	\$313,860	\$391,808
Median Year Built	1979	1982	1980

