

# OFFICE / FLEX LOT FOR SALE SOUTHEAST COMMERCIAL LOT



14485 E. EVANS AVENUE, AURORA, COLORADO 80014



**FOR SALE**  
**1.7020 ACRES**  
**\$889,669.44**  
**Aurora, Colorado**

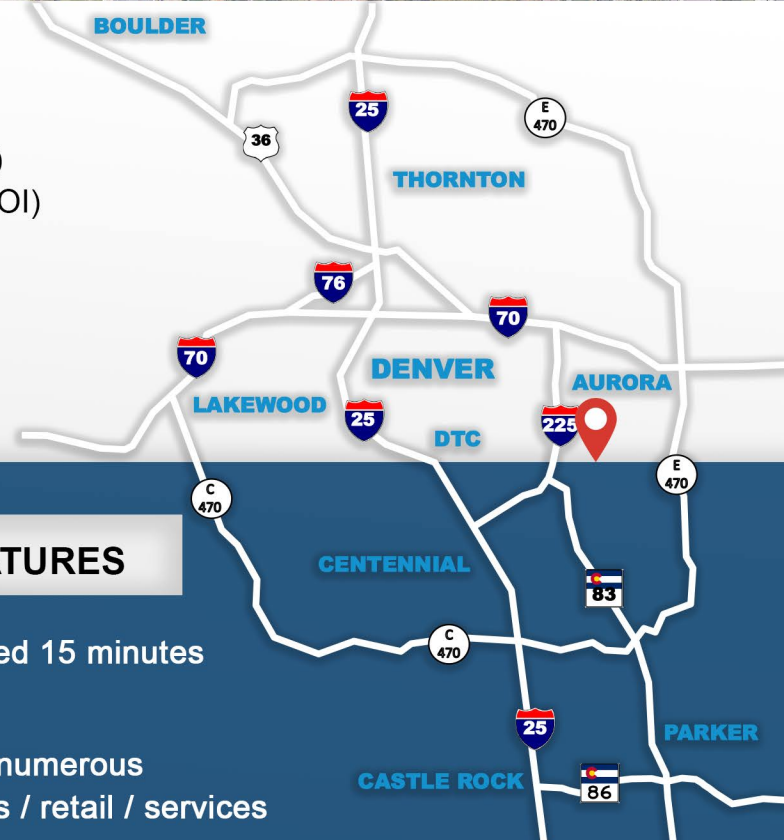
## PROPERTY INFORMATION

- ▶ Land Size: 1.7020 Acres
- ▶ Price: \$889,669.44 (\$12.00 P.S.F.)
- ▶ Zoning: Mixed Use - Industrial (MU-OI)
- ▶ Water / Sanitation: City of Aurora
- ▶ Gas / Electric: Xcel Energy
- ▶ City / County: Aurora / Arapahoe

**MITCH TREVEY**  
303-619-7192  
mitch@trevey.com

## PROPERTY FEATURES

- Conveniently located 15 minutes from DIA
- Close proximity to numerous hotels / restaurants / retail / services
- Multi-Family, Transient lodging, Senior care among permitted uses
- Next to I-225 & I-70 interchange



Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.



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## DEMOGRAPHICS

2021  
POPULATION

1 MILE - 20,547  
3 MILES - 175,800  
5 MILES - 409,241

2026  
POPULATION

1 MILE - 21,033  
3 MILES - 180,145  
5 MILES - 423,106

H.H. INCOME

1 MILE - \$58,606  
3 MILES - \$63,101  
5 MILES - \$65,333



## TRAFFIC COUNTS

**ANNUAL AVERAGE DAILY TRAFFIC**

Approx. 170,918 VPD on I-225  
Approx. 49,332 VPD on E. Iliff Avenue

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