

# PRIME DEVELOPMENT LAND FOR SALE

# 32ND AVENUE COMMERCIAL LOT

16911 E. 32ND AVENUE, AURORA, CO 80011



**TREVEY**  
COMMERCIAL  
REAL ESTATE



## PROPERTY FEATURES

- Prime development land for sale
- Zone Commercial in the Airport District (AD)
- Excellent drive-thru / QSR location
- Adjacent to Ramada by Wyndam Hotel
- Close proximity to Buckley Air Force Base with over 1,500 members and civilians located at the base
- Very dense trade area with excellent access to both I-70 to the North and I-225 to the West
- Strong connection to the main arterials servicing DIA which has become one of the country's fastest growing airports

## PROPERTY DETAILS

AVAILABLE	1.12 Acres m/l
SALE PRICE	\$1,000,000.00
PRICE P.S.F.	\$20.50 / SF
ZONING	Commercial - Airport District <a href="#">Follow Link to AD Permitted Uses</a>
WATER / SANITATION	Aurora Water
GAS / ELECTRIC	Xcel Energy
FRONTAGE	161' on E. 32nd Avenue
CITY / COUNTY	Aurora / Adams

### TREVEY COMMERCIAL

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### NICK BEACH

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## SITE AERIAL



## 2022 DEMOGRAPHICS

Radius	Population	Households	Average HH Income
2 Mile	41,587	13,873	\$73,969
5 Mile	244,480	81,679	\$77,522
10 Mile	827,979	325,706	\$96,062

## TRAFFIC COUNTS

## Average

Approx. 29,370 VPD on Airport Blvd. at E. 32nd

Approx. 31,200 VPD on I-70 at Airport Blvd.

Approx. 71,620 VPD on I-70 at Pena Blvd.



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