COMMERCIAL BUILDING FOR SALE / LEASE

FREESTANDING SINGLE TENANT

5930 S. GUN CLUB RD., AURORA, CO 80016

TREVEY COMMERCIAL



PROPERTY FEATURES

- 8,651 SF Freestanding Commercial Building for Sale or Lease
- Versatile Property Well-Suited for Owner/User or Investment Opportunities
- Former SafeSplash Swim School with Functional, Adaptable Layout
- Pool Filled; White Box Delivery with New HVAC System
- Multiple Building Updates Completed; Contact Broker for Details
- MUC Zoning Allows for a Wide Range of Commercial Uses
- Excellent Parking Ratio with ±6.74 Spaces per 1,000 SF
- Affluent Trade Area with ±$172,000 Average Household Income within a 2-Mile Radius
- Prominent Southlands Location Surrounded by Established Retail, Residential & Service Uses
- Highly Accessible Location with Strong Regional Connectivity
- Strategically Located Near E-470 with Convenient Access to Parker, Aurora & the Denver Metro Area

PROPERTY DETAILS

AVAILABLE	8,651 SF on 1.14 AC
SALE PRICE	$2,995,000.00
PROPERTY TAXES	$49,468.27 *(2025)*
LEASE RATE	$23.00 / SF NNN
CAM / NNN	$8.50 / SF *(Estimate)*
ZONING	MU-C
PARKING	6.74: 1,000
ROOF AGE	17 Years
Y.O.C.	2009
UTILITIES	CORE & Xcel Energy
WATER / SAN	East Cherry Creek Valley Water & Sanitation District (E.C.C.V.)
CITY / COUNTY	Aurora / Arapahoe

REGIONAL AERIAL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	51,693	$172,014	$713,499
5 Mile	180,016	$156,721	$681,626
10 Mile	588,907	$132,113	$616,812

*2030 Projected Population

TRAFFIC COUNTS

Vehicles Per Day (VPD)
±9,000 VPD at S. Gun Club Rd. & Smoky Hill Rd.
±27,000 VPD at Smoky Hill Rd. & S. Yellowstone Way
±42,000 VPD along E-470 at Smoky Hill Rd.

TREVEY COMMERCIAL
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