

FOR SALE

1300 S ABILENE ST (SOUTH)

AURORA, CO 80012

innovate
COMMERCIAL REAL ESTATE



› PROPERTY OVERVIEW

\$395,000

SALE PRICE

\$10.93/SF

PRICE PER SQUARE FOOT

Property Summary

ADDRESS	1300 S Abilene St (South)
CITY STATE ZIP	Aurora, CO 80012
PROPERTY TYPE	Land
LOT (ACRES)	0.83 AC (36,154.8 SF)
TAXES	\$10,221.00
ZONING	MU-C
FOR LEASE	Negotiable
LEGAL DESCRIPTION	SUBDIVISIONCD 017152 SUBDIVISIONNAME COMMUNITY SHOPPING CENTER SUB 4TH FLG BLOCK 001 LOT 001 LOT 1 BLK 1 COMMUNITY SHOPPING CENTER SUB 4TH FLG

◆ 1300 S Abilene St (South) is an **0.83-acre (36,154.8 SF) vacant commercial land parcel** available for sale at \$395,000 in Aurora, CO.

◆ Zoned MU-C, the site supports a range of development uses including retail, office, and mixed-use residential. The parcel is currently improved as a surface parking lot, offering a **cleared, pad-ready site with no demolition required**.

◆ The property sits approximately two blocks north of E. Mississippi Ave in a well-established commercial corridor with **daily traffic counts exceeding 52,000 VPD** on the adjacent arterial. Aurora's continued population growth and the site's accessible location make this an attractive opportunity for developers and investors seeking infill land in the Denver metro.

› MARKET SNAPSHOT

Aurora, Colorado

Located just east of Denver, Aurora is one of Colorado's fastest-growing cities and a key contributor to the greater Denver metropolitan economy. The city benefits from a strong and diverse economic base driven by healthcare, aerospace, defense, logistics, and technology industries. Major employers such as University of Colorado Anschutz Medical Campus and Buckley Space Force Base continue to attract skilled professionals and stimulate population growth.

Aurora's strategic location near Denver International Airport and major transportation corridors also strengthens its appeal for businesses, commuters, and real estate development.

Aurora's housing market and commercial sector have experienced steady expansion due to rising demand from families, young professionals, and remote workers seeking more affordable alternatives to Denver. The city offers a mix of suburban neighborhoods, mixed-use developments, and expanding retail and dining districts, making it attractive for both residents and investors. Ongoing infrastructure improvements, new residential communities, and economic development initiatives continue to position Aurora as an emerging hub for business growth and long-term investment opportunities within the Colorado Front Range region.



Trade Area Demographics

Metric	3 Mi	5 Mi	10 Mi
Population	182,782	425,923	1,200,623
Households	73,436	169,532	493,336
Families	40,921	94,812	260,913
Avg. Household Size	2.47	2.49	2.40
Median Age	36.6	36.2	36.0
Median HH Income	\$75,420	\$79,128	\$100,435
Average HH Income	\$94,328	\$103,321	\$138,340

All figures reflect 2025 estimates.

LOCATION



› CONTACT AND DISCLAIMER



PREPARED BY

Charlie Cummings

Founder & Managing Broker

720-583-5794 · charlie@innovate-cre.com

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