

FOR SALE

14041 E ILIFF AVE.

AURORA, CO 80014

innovate
COMMERCIAL REAL ESTATE



› PROPERTY OVERVIEW

\$899,000

ASKING PRICE

\$19.60/SF

PRICE PER SQUARE FOOT

Property Summary

ADDRESS	14041 E Iliff Ave
CITY STATE ZIP	Aurora, CO 80014
PROPERTY TYPE	Land
LAND AREA	1.05 AC (45,869 SF)
ZONING	B3
PARCEL	1975-30-2-43-001
FRONTAGE	286' on S Blackhawk Street (with 2 curb cuts)



- ◆ This **1.05-acre B3-zoned parcel** sits along S Blackhawk Street with 286 feet of frontage and two curb cuts, offering a flexible, shovel-ready site in a well-established mixed-use corridor near I-225 and E Iliff Ave.
- ◆ The B3 zoning supports a **wide range of uses**, including retail and service businesses, professional and medical office, and automotive services such as vehicle sales, rentals, repair facilities, and gas stations. Adult day care centers are fully permitted, and ambulance/emergency services are permitted as a conditional use, giving a buyer significant flexibility to shape the site to their program.

Aurora, Colorado

Aurora is a booming community with targeted industries in aerospace and defense, bioscience, renewable energy, transportation, and logistics, giving Aurora the whole package when it comes to doing business locally, nationally, and internationally. Businesses can feel comfortable knowing they have the support and infrastructure of a full-service city.

The city's business-friendly environment, ample room to grow, affordable lease rates, and global connectivity are fueling a robust economy and attracting new businesses and new workers every day.

Aurora boasts an excellent track record for competitive rates of return, and its pro-business stance makes development an attractive proposition. Combined with Colorado's high-quality, innovative workforce, low cost of doing business, and high quality of life, it's an exciting time to be part of Aurora's future.

The site benefits from immediate access to E Iliff Ave and proximity to I-225, placing it within easy reach of the retail and dining along Mississippi Ave, Overland High School, and the parks and neighborhoods that surround the property.



Trade Area Demographics

Metric	1 Mi	3 Mi	5 Mi
Population	176,216	418,677	1,208,548
Households	71,473	167,002	494,963
Families	40,354	95,393	268,227
Avg. Household Size	2.45	2.49	2.41
Median Age	36.9	36.7	36.3
Median HH Income	\$78,911	\$82,219	\$101,753
Average HH Income	\$98,333	\$107,175	\$139,947

LOCATION



› CONTACT AND DISCLAIMER



PREPARED BY

Charlie Cummings

Founder & Managing Broker

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

Disclaimer: The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Innovate Commercial Real Estate and should not be made available to any other person or entity without the written consent of Innovate Commercial Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Innovate Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Innovate Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Innovate Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Innovate Commercial Real Estate makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Non-Endorsement Notice: Innovate Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Innovate Commercial Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Innovate Commercial Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.