

FOR SALE

2224 S FRASER ST, UNIT 6

AURORA, CO 80014

innovate
COMMERCIAL REAL ESTATE



› PROPERTY OVERVIEW

\$424,981

SALE PRICE

\$295/SF

PRICE PER SQUARE
FOOT

7.70%

CAP RATE

Property Summary

ADDRESS	2224 S Fraser St, Unit 6
CITY STATE ZIP	Aurora, CO 80014
PROPERTY TYPE	Office Condo
YEAR BUILT	2005 / Renovated 2019
RENTABLE SQUARE FOOTAGE	1,442 SF
LEASE RATE	\$32.16 Full Service
LEASE TERM	5 Years
NET OPERATING INCOME (NOI)	\$32,723.56
OWNER'S ASSOCIATION	\$4,468.44
TAXES	\$8,031.55
INSURANCE	\$1,157.00
PARKING	Open
ZONING	Commercial Condominium



- ◆ This office condominium offers a **stabilized investment opportunity** within the Fraser Business Park, a well-established professional enclave in Southeast Aurora.
- ◆ Currently operating as the Functional Performance Center, a specialized physical therapy and rehabilitation clinic, the property benefits from a **high-quality tenant build-out** and a strategic location in a high-growth medical and professional corridor.
- ◆ The unit offers a functional mix of **four private offices, a bathroom, and a kitchenette** alongside an open meeting/lobby area, with large windows providing strong natural light throughout. Ample surface parking and a quiet, well-managed business-park setting round out the offering.

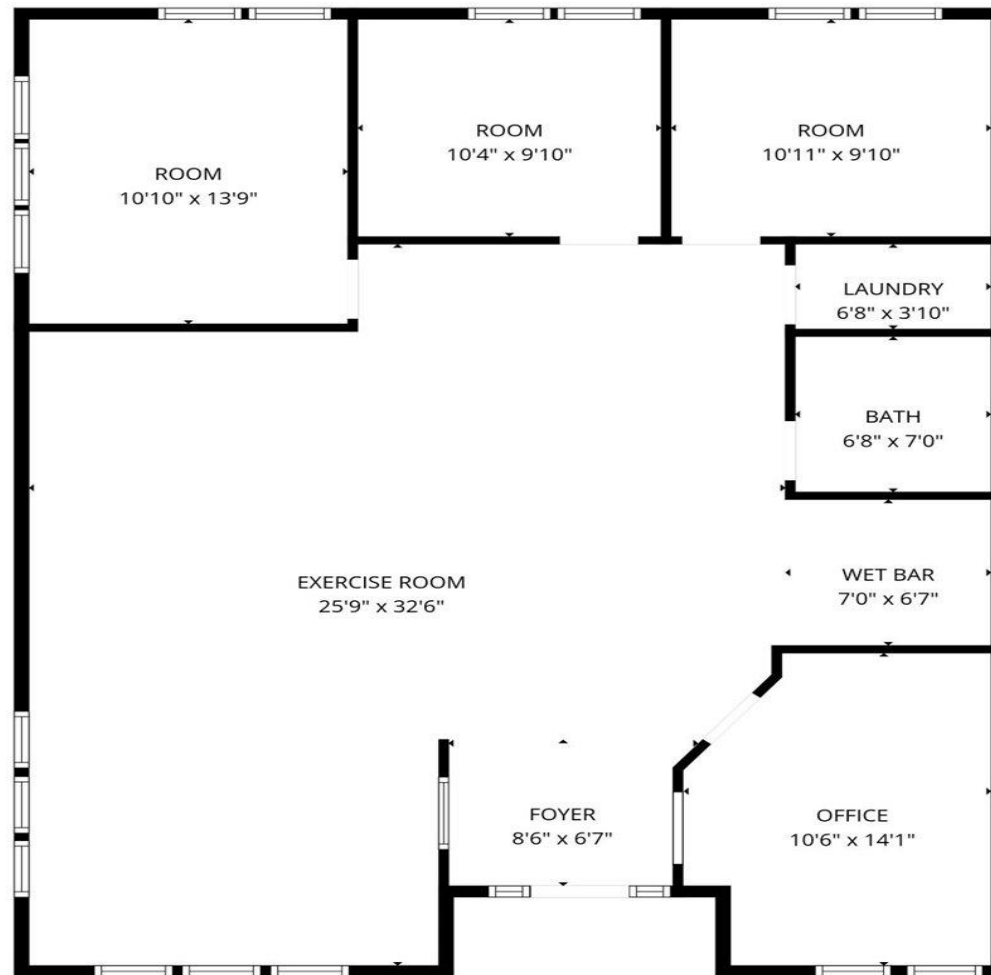
PHOTOS



PHOTOS



› FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Aurora, Colorado

Aurora, Colorado is one of the largest and fastest-growing cities in the Denver metropolitan area, located directly east of Denver. The city benefits from strong regional connectivity through major transportation corridors including Interstate 225, Interstate 70, and E-470, as well as close proximity to Denver International Airport. This accessibility provides convenient connections to major employment centers throughout the Denver metro region.

Aurora's economy is supported by a diverse mix of industries including healthcare, aerospace, defense, logistics, and professional services. Major employment hubs such as the Anschutz Medical Campus—home to the University of Colorado Hospital, Children's Hospital Colorado, and the University of Colorado School of Medicine—and Buckley Space Force Base generate significant employment and attract a skilled workforce to the area.

The city continues to experience steady population growth, driving residential development and increasing demand for retail, dining, and service-oriented businesses. Expanding commercial corridors and new mixed-use developments further strengthen Aurora's position as a dynamic and growing market within the greater Denver metropolitan area.



Trade Area Demographics

Metric	3 Mi	5 Mi	10 Mi
Population	178,789	394,935	1,145,381
Households	70,081	154,927	462,171
Families	41,484	90,887	257,362
Avg. Household Size	2.53	2.53	2.45
Median Age	37.2	36.5	36.4
Median HH Income	\$82,712	\$83,907	\$102,644
Average HH Income	\$101,667	\$107,245	\$141,475

All figures reflect 2025 estimates.

› CONTACT AND DISCLAIMER



PREPARED BY

Charlie Cummings

Founder & Managing Broker

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

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