



OFFERING MEMORANDUM

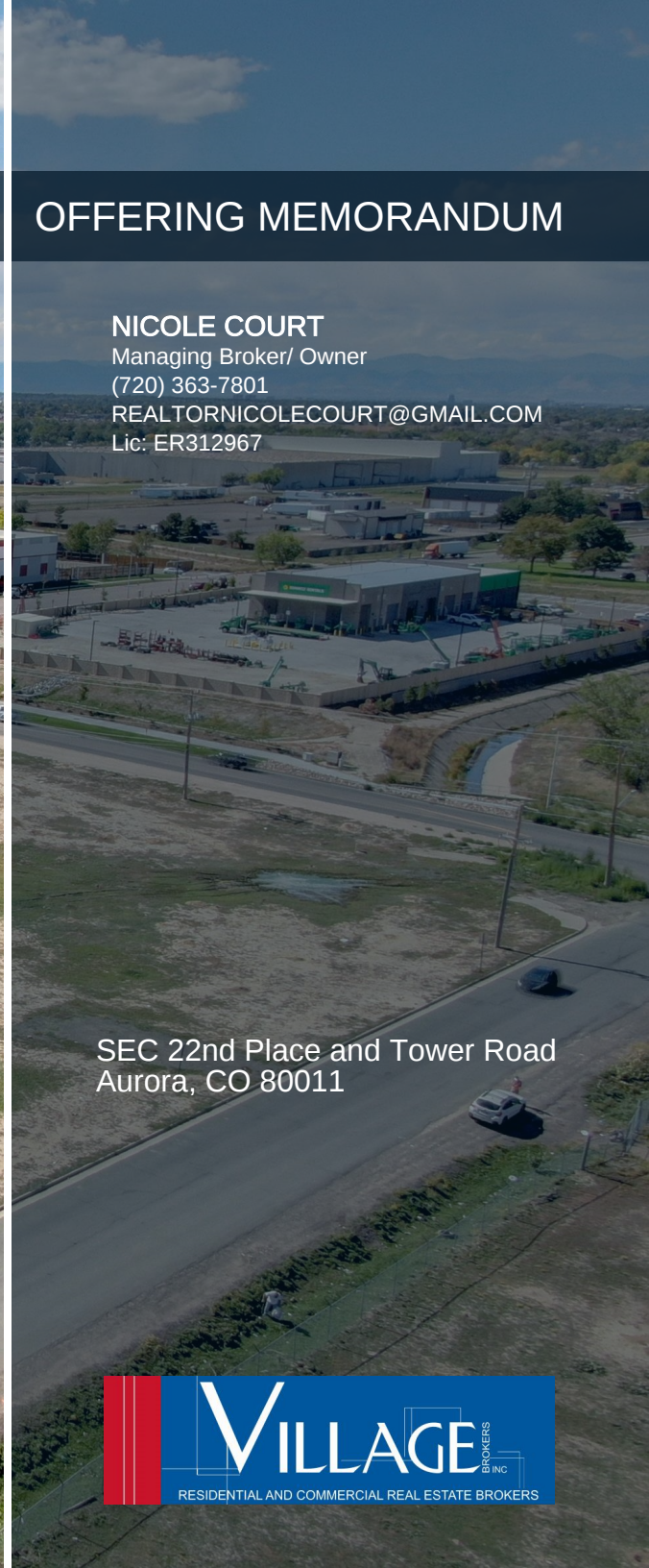
NICOLE COURT

Managing Broker/ Owner

(720) 363-7801

REALTORNICOLECOURT@GMAIL.COM

Lic: ER312967



SEC 22nd Place and Tower Road
Aurora, CO 80011



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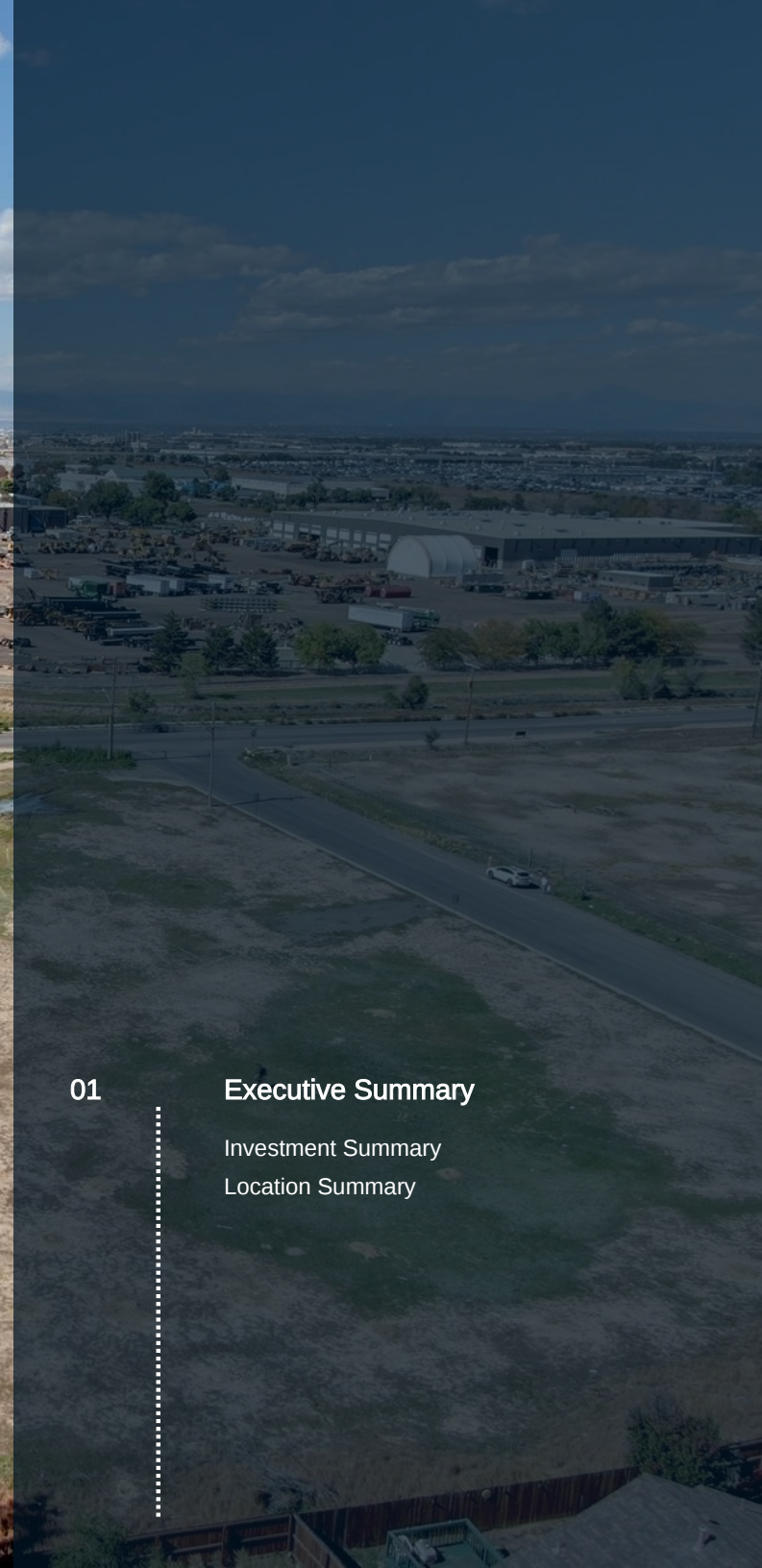
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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	SEC 22nd Place and Tower Road Aurora CO 80011
COUNTY	Adams
ZONED	MU-N
ACRES	4.81
OFFERING PRICE	\$2,400,000
PRICE PSF	\$11.45
LAND SF	209,524 SF
LAND ACRES	4.81
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	MU-N
APN	R0086261

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	5,818	72,236	246,218
2022 Median HH Income	\$64,968	\$69,764	\$69,301
2022 Average HH Income	\$84,268	\$88,849	\$89,624

Prime 4.81 Acres zoned MU-N!

- Located in the Aurora Opportunity Zone and Tower Triangle, surrounded by multiple industrial and residential consumers, flexible MU-N zoning (Mixed Use- Neighborhood) allows for ample possibilities!
- This is a highly flexible land parcel located in Aurora, Colorado situated in a Residential and Industrial mixed neighborhood. Very close proximity to I-70, Colfax, 225, and E470. The property is zoned MU-N Zoning which permits a wide variety of much needed local Mixed Use, Retail, Office, and dense townhome/ duplex development. The site features great Towers frontage.



- This particular location is zoned for a Retail Marijuana Store and Marijuana Testing Facility. Permitted use also includes Restaurant, Medical/Dental Clinic, Small Retail, Office, Personal Small Service, Temporary Outdoor Food, and Merchandise Stand.

- Close proximity to I-70, Colfax, E470 and 225

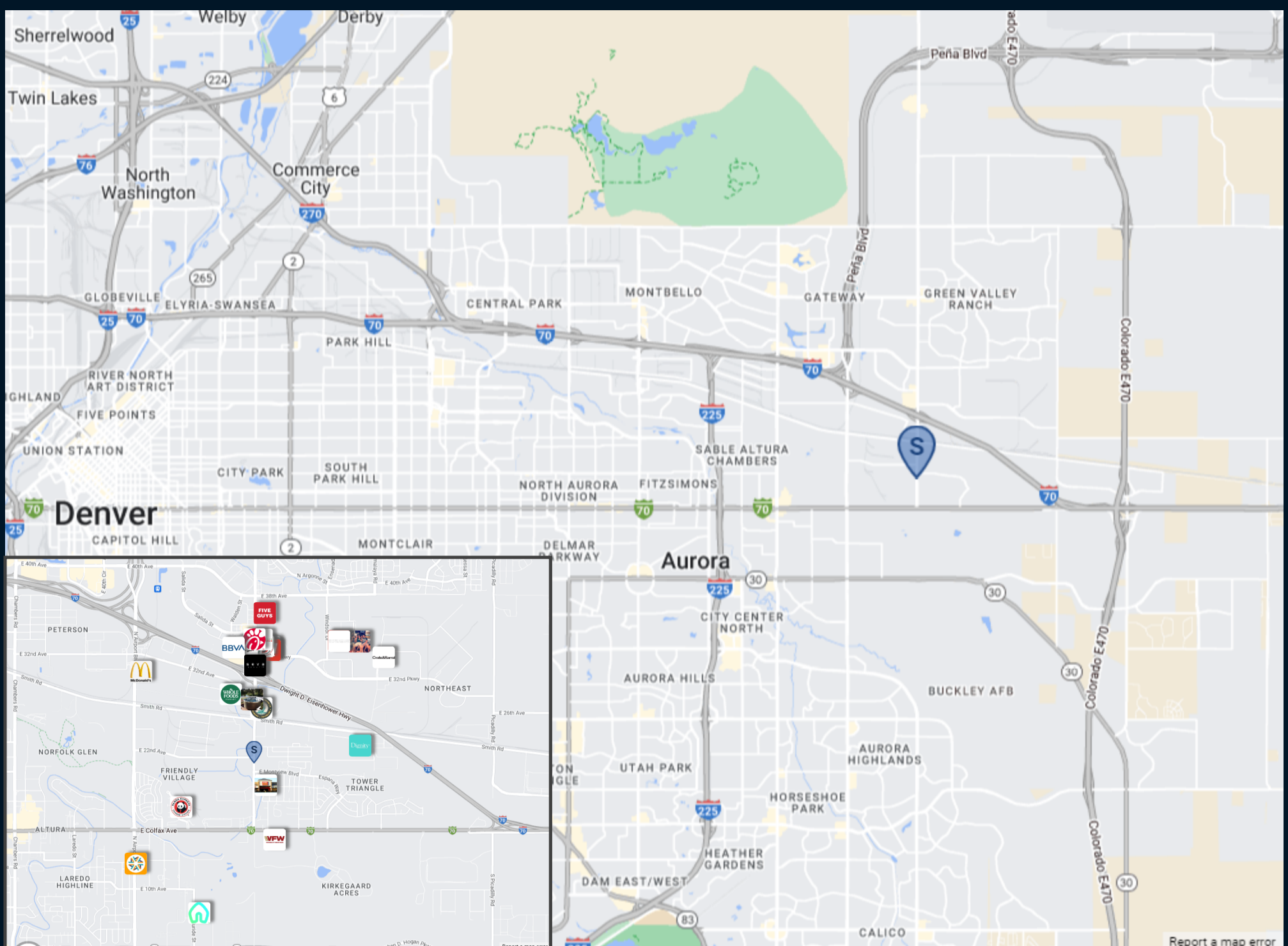
Corner Lot, 500' Tower frontage 375' 22nd PI frontage

19,488 Traffic Count (CDOT)

Public Transportation adjacent, across the street from the Highline Canal

MU-N Permitted Use and Zone District Regulation Links

- MU-N municipal codes can be found here:
<https://aurora.municipal.codes/UDO/146-2.4.1>
Permitted Use table can be found Here:
<https://aurora.municipal.codes/UDO/146-3.2>





02

Property Description

- Property Features
- Aerial Map
- Marijuana Approved Resale
- Opportunity Zone Map

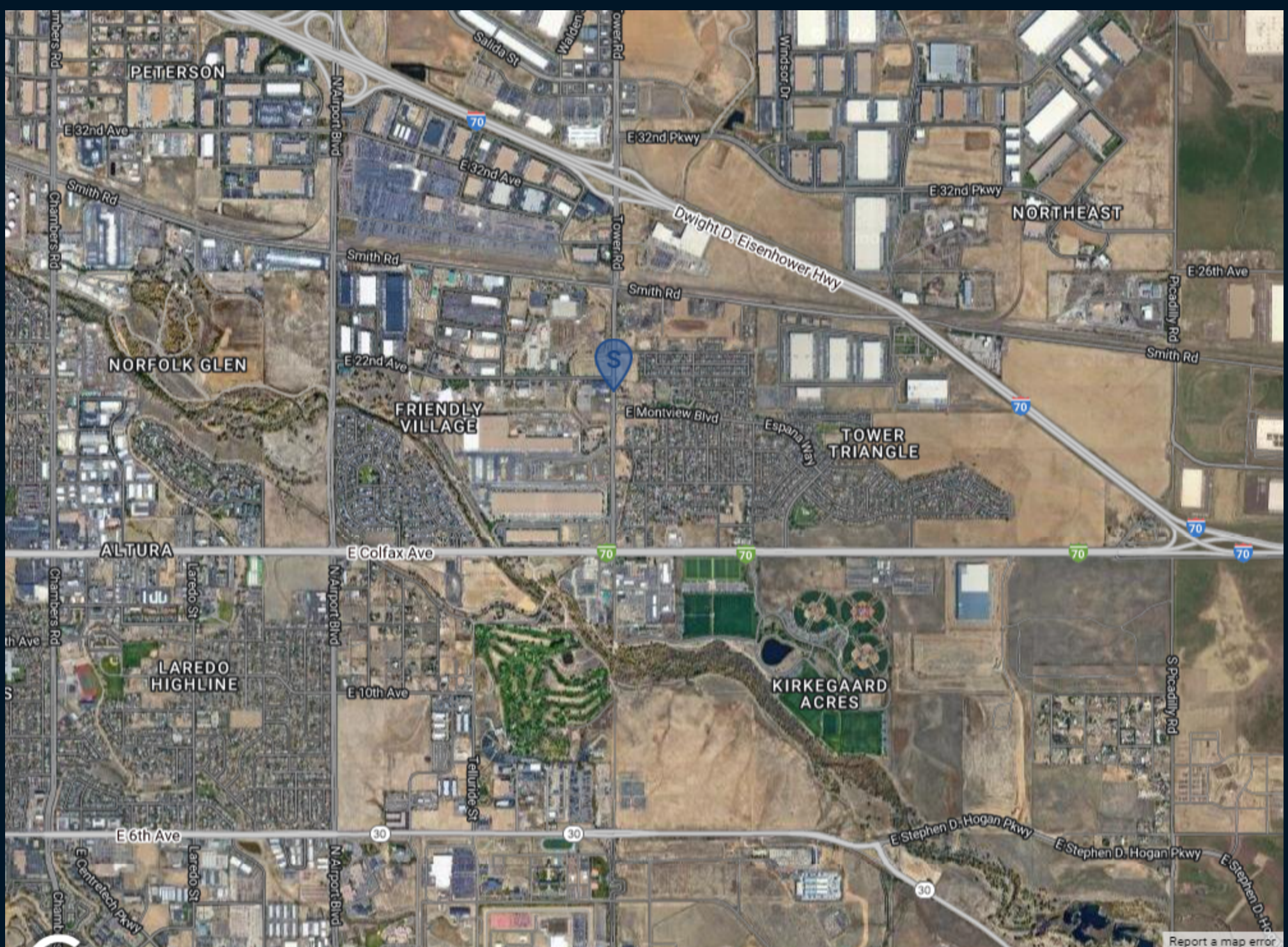
PROPERTY FEATURES

LAND SF	209,524
LAND ACRES	4.81
ZONING TYPE	MU-N
TOPOGRAPHY	Flat
LOT DIMENSION	W 500', N 375', E 525', S 400'
CORNER LOCATION	SEC
TRAFFIC COUNTS	19488
LOCATION!	Opportunity Zone
LOCATION!	Tower Triangle

NEIGHBORING PROPERTIES

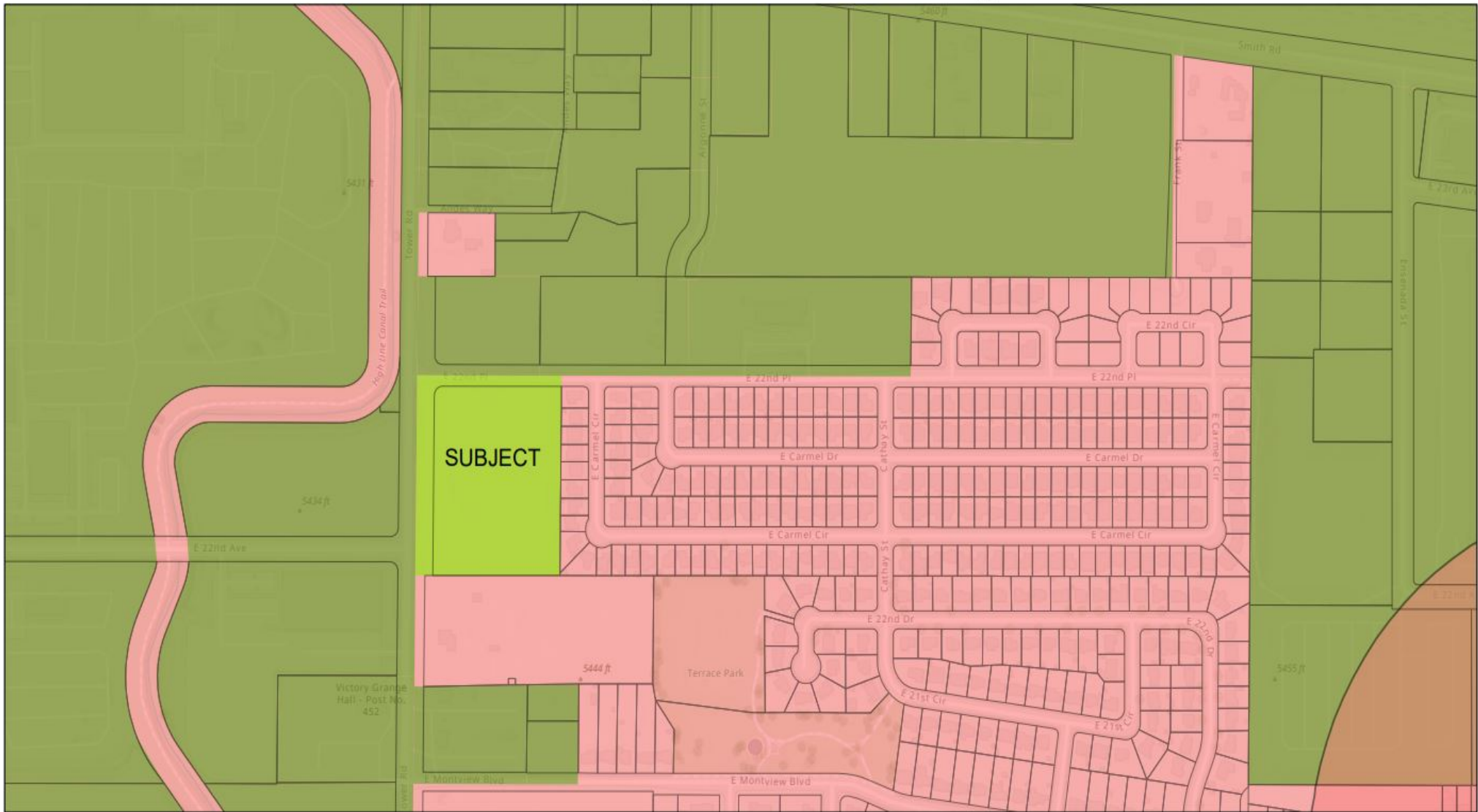
NORTH	0.5 Miles to I-70
SOUTH	0.7 Miles to Colfax
EAST	3.4 Miles to E-470
WEST	3.5 Miles to 225





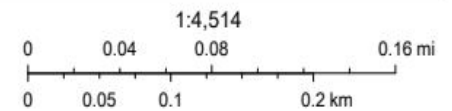
Report a map error

Aurora Marijuana Commercial Zoning



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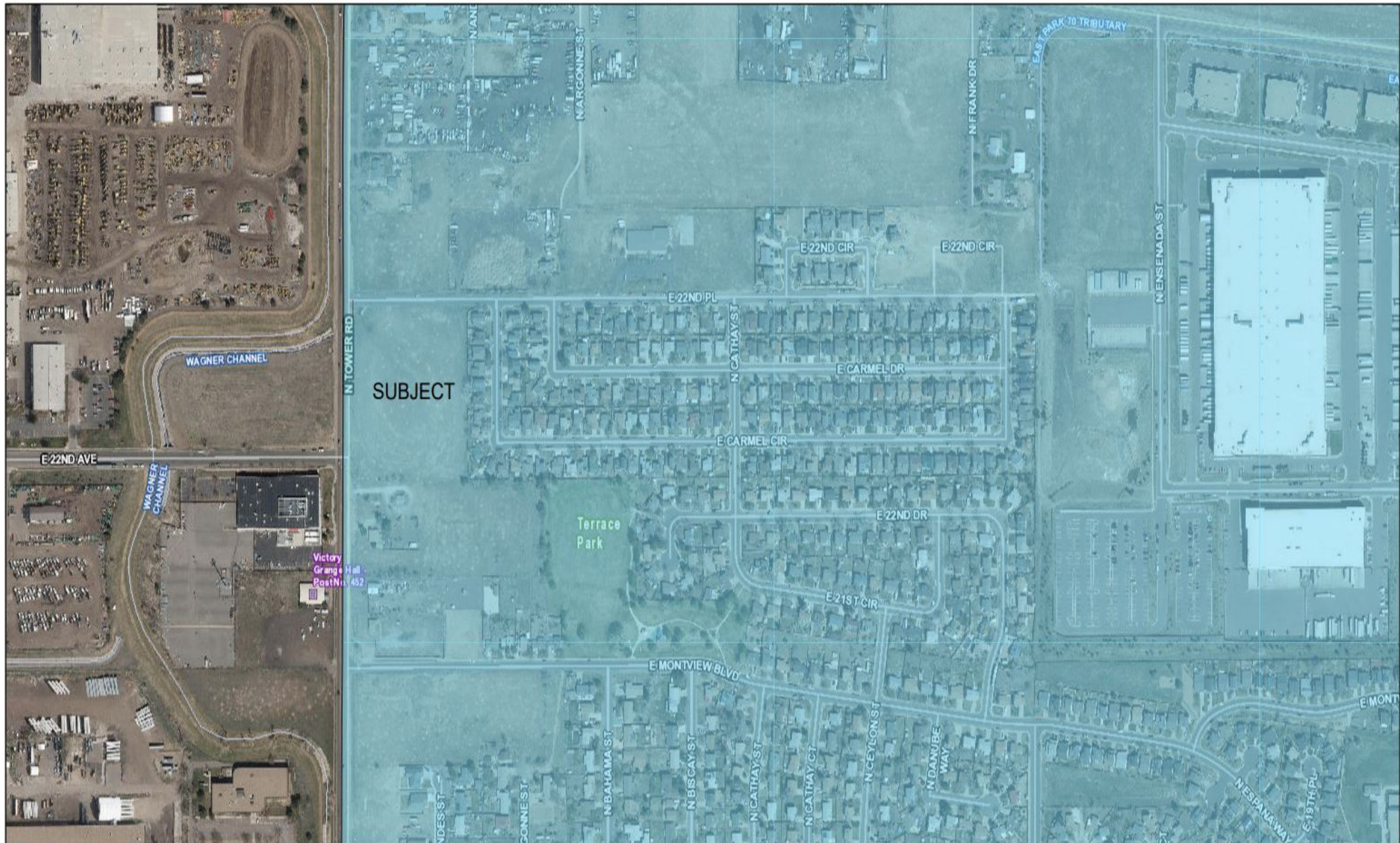
- Parcels
- Zoning Industrial Permitted
- City Limits
- 1000ft Buffer from Schools
- Zoning Non-Permitted
- Zoning Commercial Permitted
- City Council Wards



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Aurora, CO, County and City

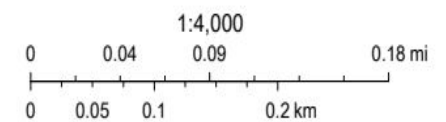
City of Aurora

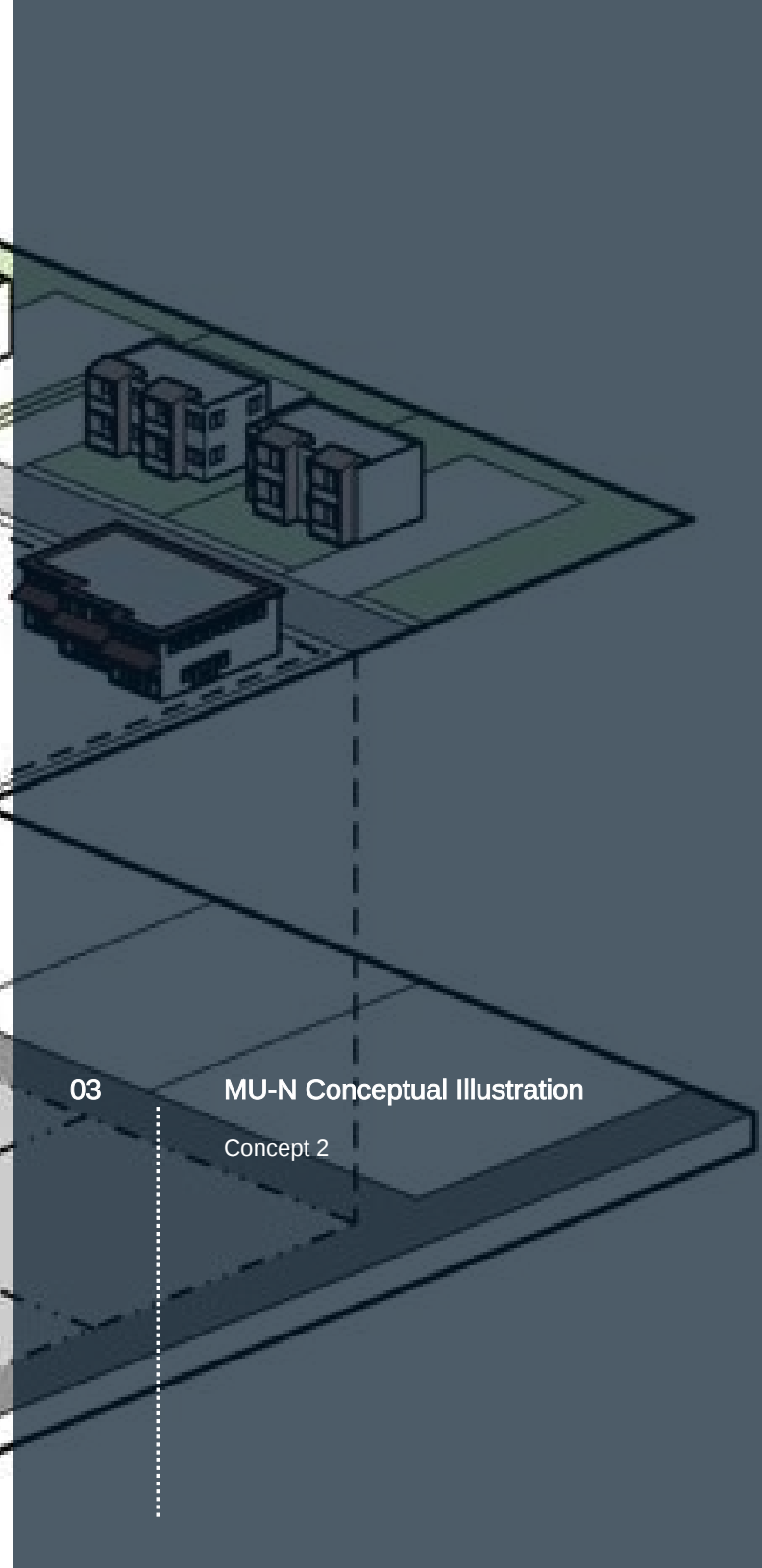
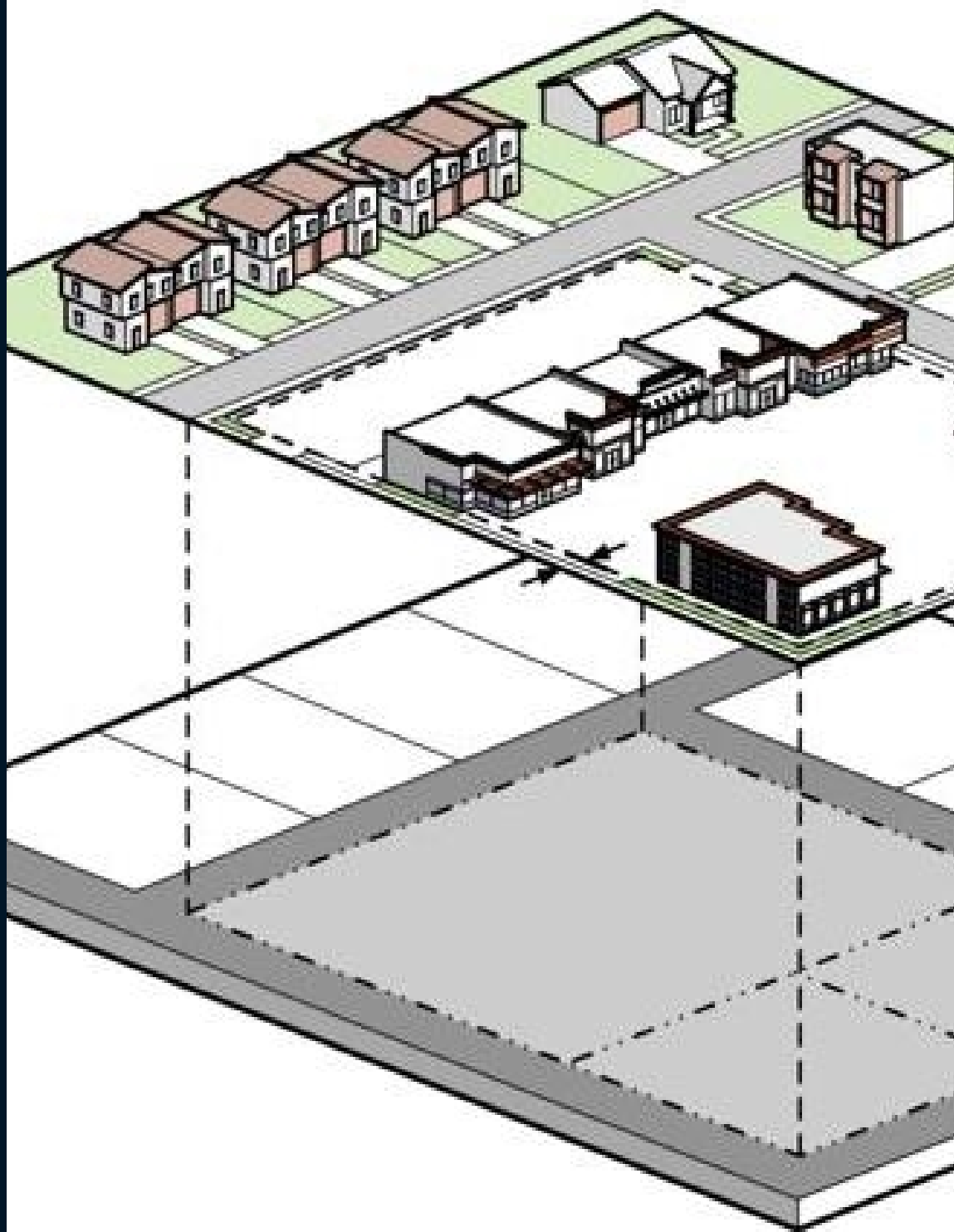
Aurora Developer



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 Opportunity Zones



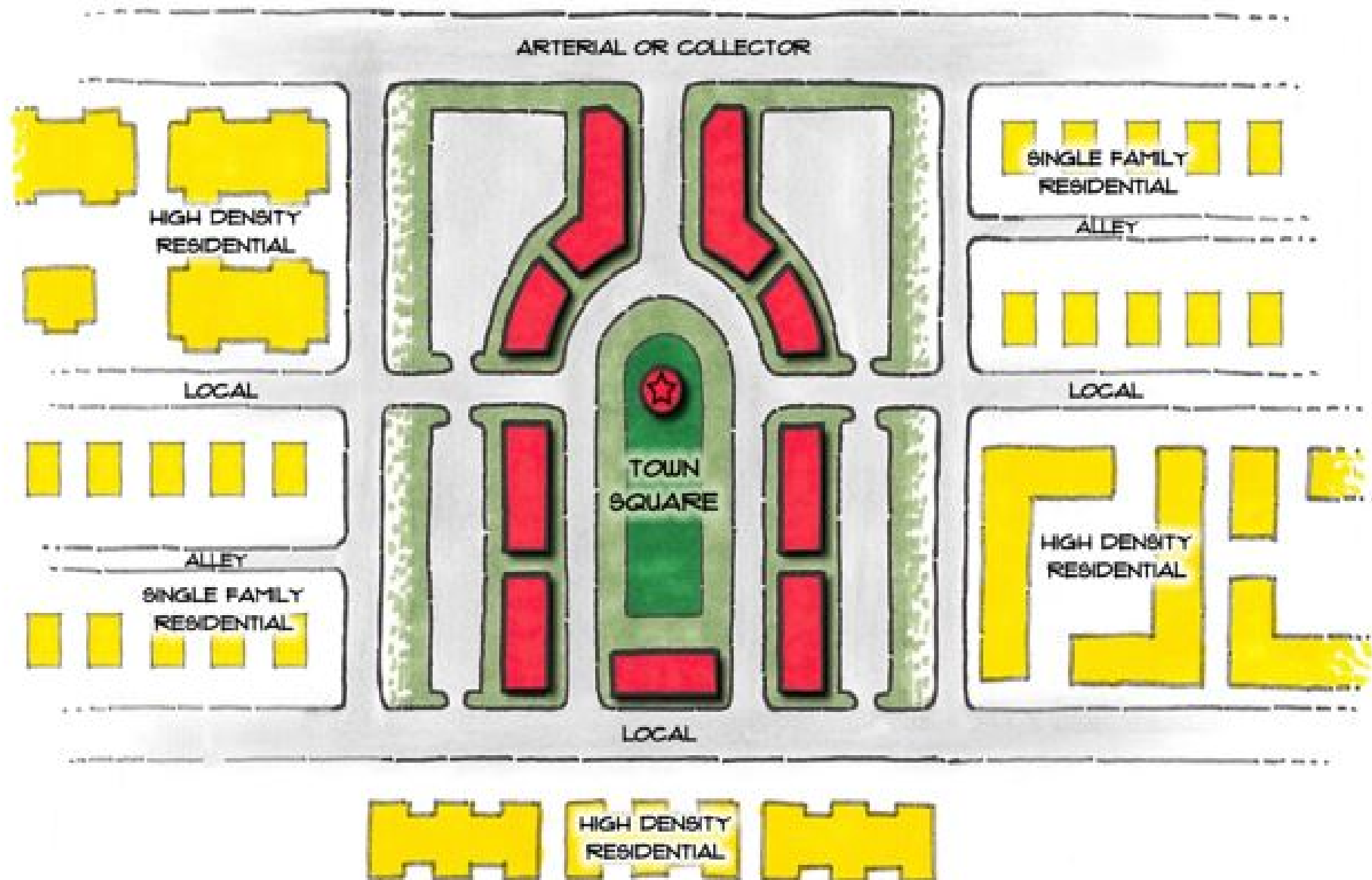


03

MU-N Conceptual Illustration

Concept 2

Conceptual illustrations of a possible layout of an M-U-N zone district is shown below and provided by the City Of Aurora. Conceptual illustrations of a possible layout of an M-U-N zone district is shown below and provided by the City Of Aurora





04

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,900	37,504	156,916
2010 Population	4,627	53,781	194,719
2022 Population	5,818	72,236	246,218
2027 Population	5,805	75,245	259,151
2022 African American	460	14,389	50,635
2022 American Indian	100	1,437	4,480
2022 Asian	105	4,845	13,669
2022 Hispanic	3,726	34,391	109,327
2022 Other Race	1,940	16,287	53,100
2022 White	1,912	20,575	78,140
2022 Multiracial	1,265	13,935	44,097
2022-2027: Population: Growth Rate	-0.20 %	4.10 %	5.15 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	37	1,381	5,018
\$15,000-\$24,999	97	1,128	4,433
\$25,000-\$34,999	147	1,640	5,891
\$35,000-\$49,999	255	2,916	10,371
\$50,000-\$74,999	491	5,132	17,585
\$75,000-\$99,999	249	3,705	12,367
\$100,000-\$149,999	348	4,588	15,742
\$150,000-\$199,999	85	1,312	5,575
\$200,000 or greater	53	1,043	3,778
Median HH Income	\$64,968	\$69,764	\$69,301
Average HH Income	\$84,268	\$88,849	\$89,624

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,775	14,085	57,651
2010 Total Households	1,544	17,863	65,052
2022 Total Households	1,762	22,845	80,761
2027 Total Households	1,756	23,782	85,035
2022 Average Household Size	3.30	3.14	3.01
2000 Owner Occupied Housing	1,507	8,765	34,503
2000 Renter Occupied Housing	195	4,681	20,716
2022 Owner Occupied Housing	1,459	13,622	47,487
2022 Renter Occupied Housing	303	9,223	33,274
2022 Vacant Housing	69	1,465	5,440
2022 Total Housing	1,831	24,310	86,201
2027 Owner Occupied Housing	1,476	14,331	51,024
2027 Renter Occupied Housing	280	9,451	34,012
2027 Vacant Housing	93	2,051	7,362
2027 Total Housing	1,849	25,833	92,397
2022-2027: Households: Growth Rate	-0.35 %	4.05 %	5.20 %

Source: esri

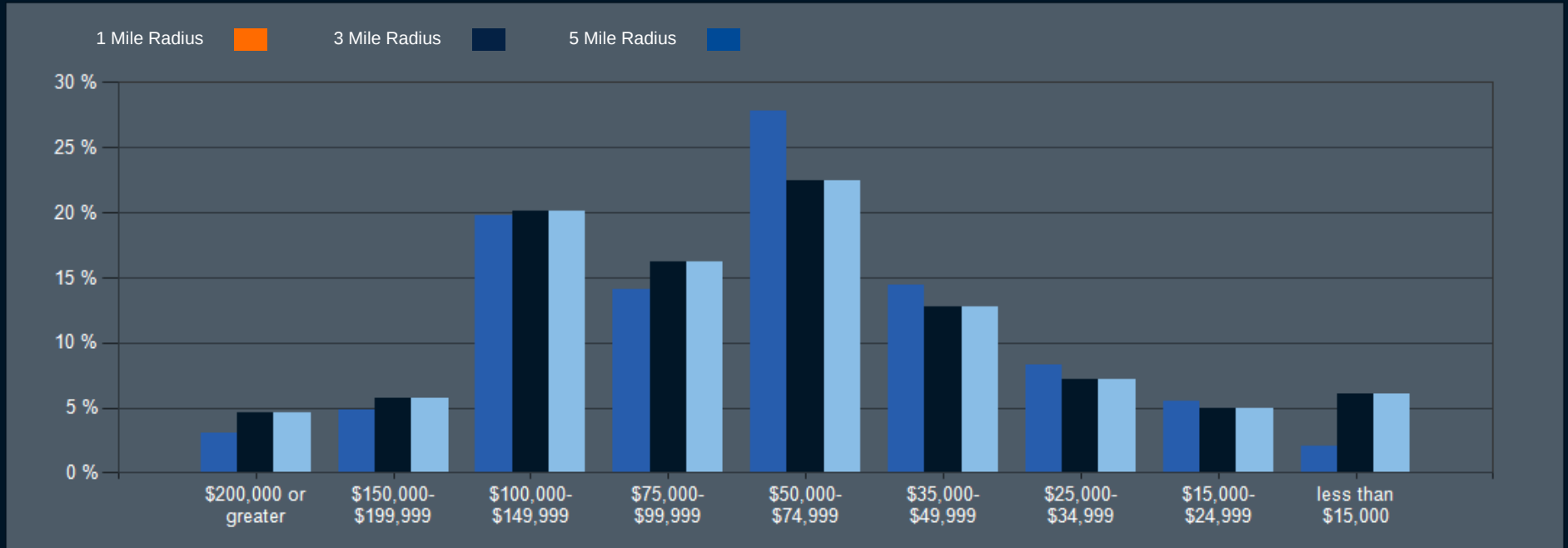
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	379	5,580	19,359
2022 Population Age 35-39	411	5,304	18,878
2022 Population Age 40-44	412	4,918	17,207
2022 Population Age 45-49	397	4,327	14,736
2022 Population Age 50-54	356	3,817	12,902
2022 Population Age 55-59	328	3,375	11,867
2022 Population Age 60-64	354	3,016	10,952
2022 Population Age 65-69	274	2,626	9,009
2022 Population Age 70-74	188	1,933	6,876
2022 Population Age 75-79	102	1,268	4,376
2022 Population Age 80-84	58	657	2,489
2022 Population Age 85+	33	499	1,939
2022 Population Age 18+	4,235	51,791	176,728
2022 Median Age	35	31	32

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,587	\$72,378	\$70,099
Average Household Income 25-34	\$80,144	\$88,118	\$87,157
Median Household Income 35-44	\$79,284	\$81,232	\$82,270
Average Household Income 35-44	\$96,373	\$100,411	\$102,577
Median Household Income 45-54	\$70,536	\$79,992	\$79,888
Average Household Income 45-54	\$91,551	\$98,870	\$101,104
Median Household Income 55-64	\$65,979	\$71,383	\$71,748
Average Household Income 55-64	\$86,490	\$91,267	\$91,644
Median Household Income 65-74	\$54,075	\$54,513	\$56,457
Average Household Income 65-74	\$72,378	\$75,249	\$77,861
Average Household Income 75+	\$47,457	\$61,853	\$60,636

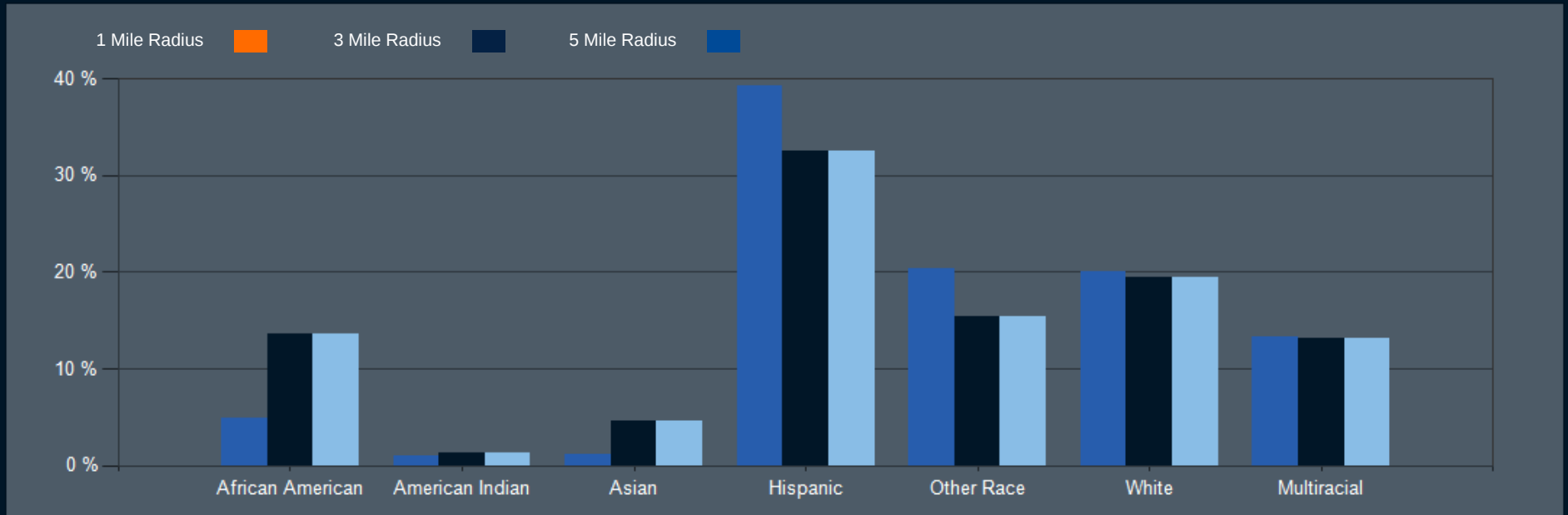
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	411	6,360	21,370
2027 Population Age 35-39	382	5,533	19,545
2027 Population Age 40-44	390	4,891	17,823
2027 Population Age 45-49	388	4,356	15,709
2027 Population Age 50-54	369	3,719	13,174
2027 Population Age 55-59	335	3,280	11,562
2027 Population Age 60-64	292	2,868	10,418
2027 Population Age 65-69	306	2,577	9,431
2027 Population Age 70-74	228	2,185	7,605
2027 Population Age 75-79	147	1,507	5,477
2027 Population Age 80-84	74	855	3,150
2027 Population Age 85+	45	564	2,227
2027 Population Age 18+	4,241	53,965	186,103
2027 Median Age	36	31	32

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$83,658	\$83,108
Average Household Income 25-34	\$95,819	\$107,427	\$106,122
Median Household Income 35-44	\$94,303	\$94,399	\$97,554
Average Household Income 35-44	\$118,337	\$122,072	\$123,625
Median Household Income 45-54	\$84,802	\$92,140	\$95,420
Average Household Income 45-54	\$110,956	\$118,625	\$121,604
Median Household Income 55-64	\$78,543	\$83,196	\$85,933
Average Household Income 55-64	\$108,533	\$111,659	\$112,528
Median Household Income 65-74	\$66,902	\$67,222	\$71,151
Average Household Income 65-74	\$95,266	\$95,752	\$98,896
Average Household Income 75+	\$71,609	\$81,032	\$80,774

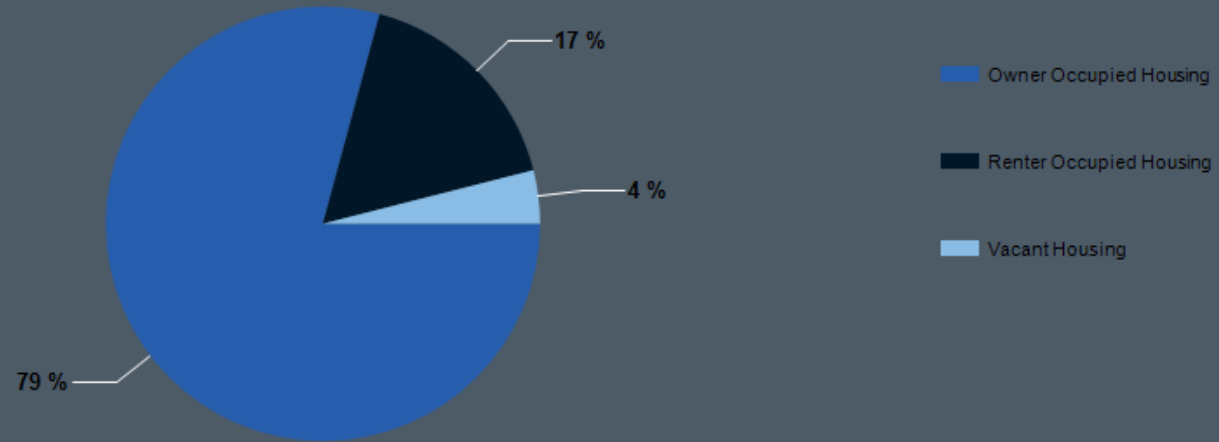
2022 Household Income



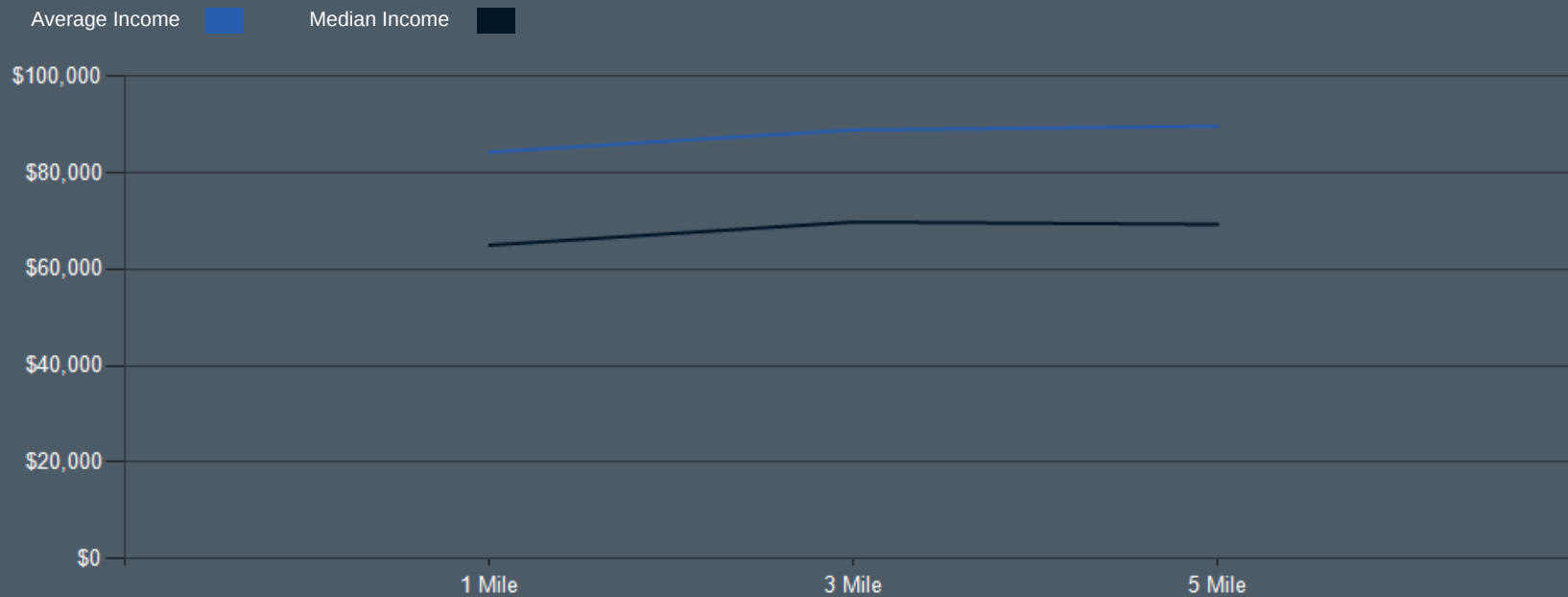
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median

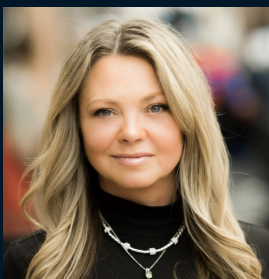




05

Company Profile

Advisor Profile



NICOLE COURT
Managing Broker/ Owner

Village Brokers Inc. offers Commercial Real Estate consulting services that are tailored to the specific needs of our clients and are designed to identify problems and help implement solutions.

Using an integrated problem solving approach, we are committed to meeting our clients' goals in a seamless and transparent fashion.

Our experience with the multi-faceted business of commercial and industrial real estate, allows us to offer our expertise for the following real estate consulting services in plain English:

- Land Acquisition
- Multi-Family Acquisition
- Purchase of a Business
- Purchase of a Franchise
- SBA application assistance, and preparation of submission documents
- Commercial lease negotiation
- Determination of business value
- Commercial lending placement
- Assistance with SBE applications
- State and local re-development matching
- Assist with market valuations for insurance
- Assistance with tenant transitioning
- Property tax disputes
- Investment and Financial Analysis
- Investment Performance Measurement
- Risk Evaluation and Management
- Lease Analysis for Landlords, Tenants and Investors
- Before and After Tax Yield Analysis
- 1031 Exchange Investment Analysis
- Sensitivity Analysis
- Lease Buy Out Analysis
- Cash Flow
- Risk Analysis
- Development and redevelopment of feasibility studies
- Apartment Building Acquisition

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The information contained herein is not a substitute for a thorough due diligence investigation. Village Brokers 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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