10033 E. COLFAX

AURORA, CO 80010

5,500 SF
FOR SALE

KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

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AVAILABILITY

Price: $429,000 ~~$449,000~~

Building SF: 5,500 SF

2025 Property Taxes Due in 2026: $21,187.86

HIGHLIGHTS

- NEW PRICE!
- Storefront retail located in the Aurora Downtown Revitalization area
- Zoned OA-MS (Original Aurora Main Street)
- Located in Colorado Opportunity Zone and Adams County Enterprise Zone
- Prominent building signage opportunity
- Dense population around the property

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Opportunity Zone Benefits

Invest Your Capital Gains. Keep More of What You Earn

This property is located within a federally designated **Colorado Opportunity Zone**, offering qualified investors significant tax advantages:

1. **Defer Capital Gains Taxes**
   Investors have 180 days after realizing capital gains to invest in an Opportunity Zone fund. Both the gain and the associated tax are invested — and unlike a 1031 exchange, only the gains need to be reinvested, allowing investors to extract their original basis.
2. **Reduce Your Tax**
   Liability A five-year holding period increases the rolled-over capital gains basis by 10%, effectively reducing the tax owed on the original invested gain.
3. **Pay Zero Capital Gains on Appreciation**
   If the Opportunity Zone investment is held for at least 10 years, investors owe no capital gains tax on the appreciation of that investment — for example, if a $100,000 investment doubles in value, the investor owes $0 instead of $20,000 in capital gains tax.
4. **A Long Runway to Benefit**
   Investors can dispose of their OZ investment as late as 2046 and still receive the benefit of eliminating taxes owed on appreciation.
5. **Strengthened by 2025 Tax Reform**
   The 2025 tax reform transformed Opportunity Zones from a time-sensitive incentive into a long-term strategic tax planning tool — making it a cornerstone of tax-advantaged investment strategy for decades ahead.

Ideal for investors who have recently sold: stocks, real estate, a business, or any other appreciated asset and are looking to redeploy those gains tax-efficiently.

Learn more here: [Colorado Office of Economic Development and International Trade]

Tax benefits are subject to IRS regulations. Buyers should consult a qualified tax advisor to understand eligibility and requirements.

Enterprise Zone Investment Incentives

A Compelling Advantage for Buyers

This property is located within the Adams County Enterprise Zone — a state-designated area that unlocks a powerful suite of Colorado state tax credits for qualifying businesses, designed to reduce the cost of investment and reward business growth.

Vacant Commercial Building Rehabilitation Tax Credit

Buyers investing in building rehabilitation may qualify for a state income tax credit equal to 25% of eligible rehabilitation costs, up to $50,000 in credits on $200,000 or more in qualifying expenditures.

Investment Tax Credit

Businesses investing in personal property — equipment, machinery, and qualifying business assets — can earn a state income tax credit of 3% of that investment.

New Employee Tax Credit

Buyers who grow their workforce at this location can earn $1,100 or more per net new employee — a meaningful reward as your business scales.

Employer Health Insurance Tax Credit

For the first two years in the zone, earn an additional $1,000 per net new insured employee under a qualifying employer-sponsored health plan.

Job Training Tax Credit

Invest in your workforce and claim a tax credit equal to 12% of eligible job-training costs for employees working within the zone.

Research & Development Tax Credit

R&D-focused businesses can earn a 3% state income tax credit on the annual increase in qualifying R&D expenditures.

Sales & Use Tax Exemption

Enjoy an expanded exemption on purchases of manufacturing and mining equipment, including non-capitalized tools and parts.

Eligibility requirements apply. Buyers should consult a qualified tax advisor. Pre-certification through the OEDIT portal is required prior to undertaking qualifying activities.

Learn More: oedit.colorado.gov/enterprise-zone-program

Demographics

	1 Mile	3 Miles	5 Miles
Population	29,929	168,250	440,338
Average Household Income	$79,026	$112,071	$117,624
Daytime Population	4,937	68,222	223,513

Source: CoStar

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