

NEC COLFAX AND TOWER LAND

18501 E. COLFAX AVENUE, AURORA, CO 80011

1.08 ACRES OF ARTERIAL LAND FOR SALE



FOR SALE

EAST COLFAX AVENUE

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com

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PROPERTY SUMMARY

LAND AREA

1.08 AC (47,045 SF)

PRICING

\$1,300,000 (\$27.63/SF)

ZONING

MU-C zoning allows numerous commercial opportunities.

[See full zoning code here](#)

PROPERTY HIGHLIGHTS

- Signalized hard-corner site with exceptional visibility and frontage along East Colfax Avenue and Tower Road
- Very dense trade area across from the 200+ Acre Aurora Sports Park and just north of Buckley Space Force Base (12,000 personnel)
- Rare high-visibility development opportunity along the East Colfax growth corridor
- Ideal for a multitude of different users (retail, office, light-industrial)
- Two new I-70 interchanges delivering in 2026 on Picadilly and Aerotropolis further connecting the commercial and residential corridors



TRAFFIC COUNTS

INTERSECTION	VEHICLES PER DAY
E. Colfax Avenue & Tower Road	19,334 VPD
Tower Road & E. 16th Avenue	13,368 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,888	68,417	274,068
Avg. Household Income	\$87,254	\$88,262	\$101,172

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LOCATION MAP



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TRADE AREA MAP



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.