



FOR SALE: RETAIL/OFFICE

10,104 SF
SQUARE FEET

24,393/0.56
SF/ACRE LOT

1971
YEAR BUILT

\$2,375,000
PRICE



OWNER USER, INVESTMENT OR REDEVELOPMENT POTENTIAL

OFFERED BY:

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2360-2372 Dayton Street
Aurora, CO 80010

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,375,000
Lot Size:	24,393 SF
Year Built:	1971
Building Size:	10,104 SF
Zoning:	OA-MS
Price / SF:	\$235.06
County:	Adams
Taxes:	\$41,484
Tenant Income:	\$72,000

PROPERTY OVERVIEW

Explore the potential of this mixed use property at 2360-72 Dayton Street in Aurora, CO. Boasting 10,104 rentable square feet across 3 different buildings situated on 24,393 SF of land, this well-located property offers ample space for either Investment, Owner-User or Redevelopment opportunities. The property, built in 1971, features a zoning classification of OA-MS, providing flexibility for various potential Retail, Office or Multi-Family uses. Strategically positioned in the thriving Dayton Street corridor, just 1 block from Stanley Marketplace, the Central Park neighborhood and 900 recently constructed apartments, this opportunity presents an ideal investment for those seeking a versatile space with ample potential for growth and development.

PROPERTY HIGHLIGHTS

- 3 Buildings Totaling 10,104 SF of Rentable Square Footage
- Large 24,393 SF Parcel Prime for Redevelopment
- OA-MS Zoning Permits a Wide Variety of Retail, Multi-Family and Office Uses
- 1 Block From the Stanley Marketplace and Central Park Neighborhood
- Tenant Income of \$72,000 Annually

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ADDITIONAL PHOTOS



LOCATION OVERVIEW



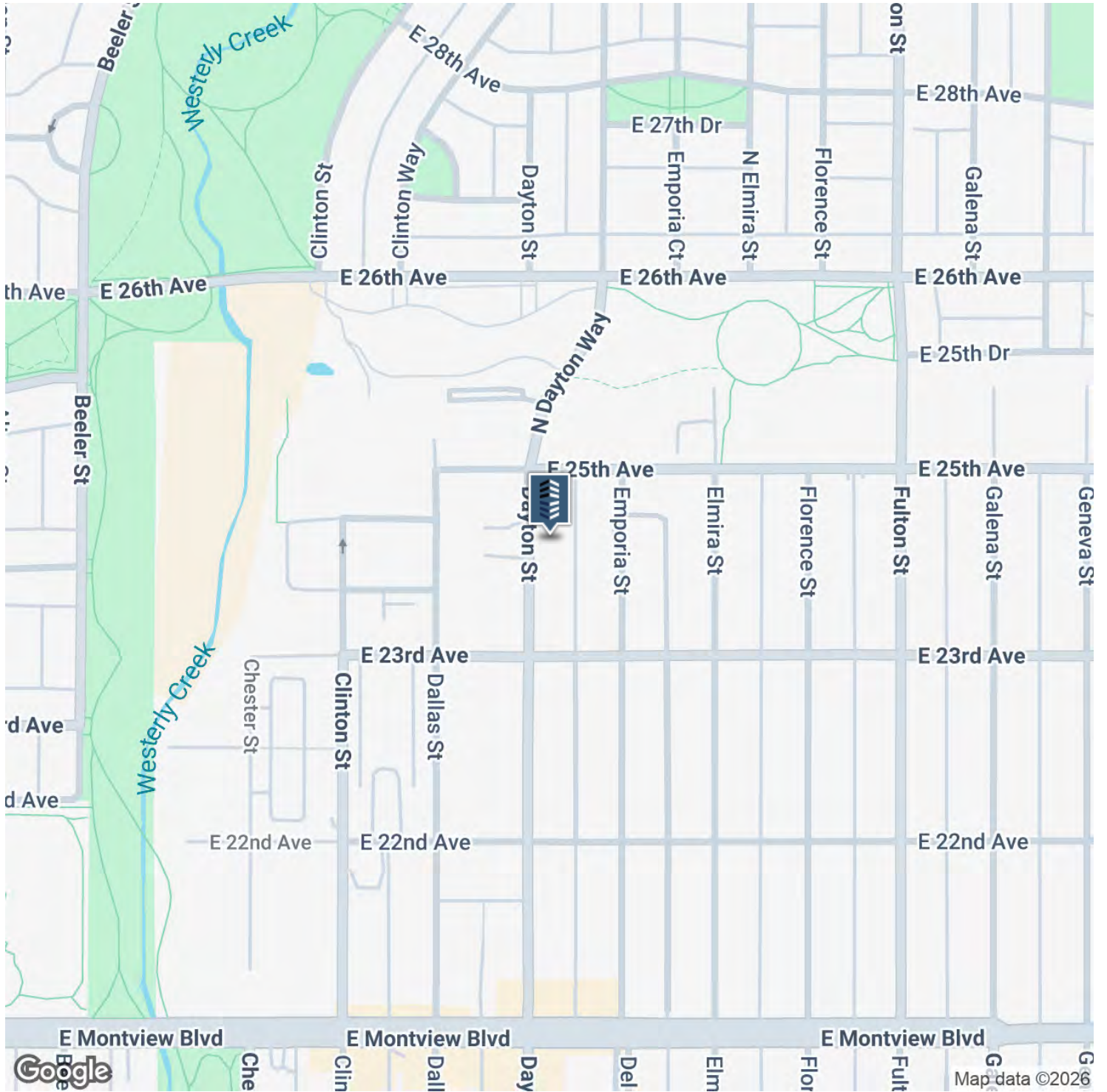
LOCATION DESCRIPTION

Discover the potential of the surrounding area of 2360-72 Dayton Street in Aurora, CO. Conveniently located near the Central Park neighborhood and major transportation routes, the area offers prime opportunities for investors to occupy or redevelop this site. The nearby Stanley Marketplace provides a vibrant mix of dining, entertainment, and retail options. With easy access to Interstate 225 and the Denver International Airport, the location presents an ideal setting for Retail, Office or Multi-Family uses to thrive. Don't miss out on the strategic advantages that this area has to offer for your investment portfolio.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	5,632	20,477	40,869
Total Population	18,189	61,202	114,967
Average HH Income	\$44,528	\$48,029	\$57,928

LOCATION MAP



AERIAL VIEW



PARCEL MAPS - ADAMS COUNTY

2372 DAYTON ST, AURORA, CO 80010

Site and Property Characteristics

Legal Information	SUB:NEW ENGLAND HEIGHTS BLK:17 DESC: LOT 4 EXC N 5/0025 FT ALL LOTS 5 6 AND 7 AND N 5/1925 FT LOT 8 EXC REAR 8 FT
Subdivision	NEW ENGLAND HEIGHTS
Legal Lot	4-5,8
Legal Block	17
Land Use Cat.	COMMERCIAL
Land Use Desc.	STORES, RETAIL OUTLET
Lot Area (Assessor)	12,632 SF (0.29 ACRES)
Lot Area (Calc.)	13,713 SF (0.31 ACRES)
Building Area	2,580 SqFt
Building/Lot Ratio	0.2
No. of Units	



2360 DAYTON ST, AURORA, CO 80010

Site and Property Characteristics

Legal Information	SUB:NEW ENGLAND HEIGHTS BLK:17 LOT:8 DESC: EXC N 5/1925 FT ALL LOTS 9 AND 10 AND LOT 11 EXC S 0/6175 FT AND EXC REAR 8 FT
Subdivision	NEW ENGLAND HEIGHTS
Legal Lot	8
Legal Block	17
Land Use Cat.	COMMERCIAL
Land Use Desc.	STORES, RETAIL OUTLET
Lot Area (Assessor)	11,761 SF (0.27 ACRES)
Lot Area (Calc.)	11,944 SF (0.27 ACRES)
Building Area	4,000 SqFt
Building/Lot Ratio	0.34
No. of Units	
No. of Stories	1
Year Built	1963



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
2360 Dayton	Caring Transitions	4,000 SF	39.59%	\$9.00	\$36,000	7/1/2026	6/30/2028
2366-72 Dayton	Handyman	2,580 SF	25.53%	\$13.95	\$36,000	M2M	-
2380 Dayton	Vacant	3,524 SF	34.88%	-	-	-	-
TOTALS		10,104 SF	100%		\$72,000		

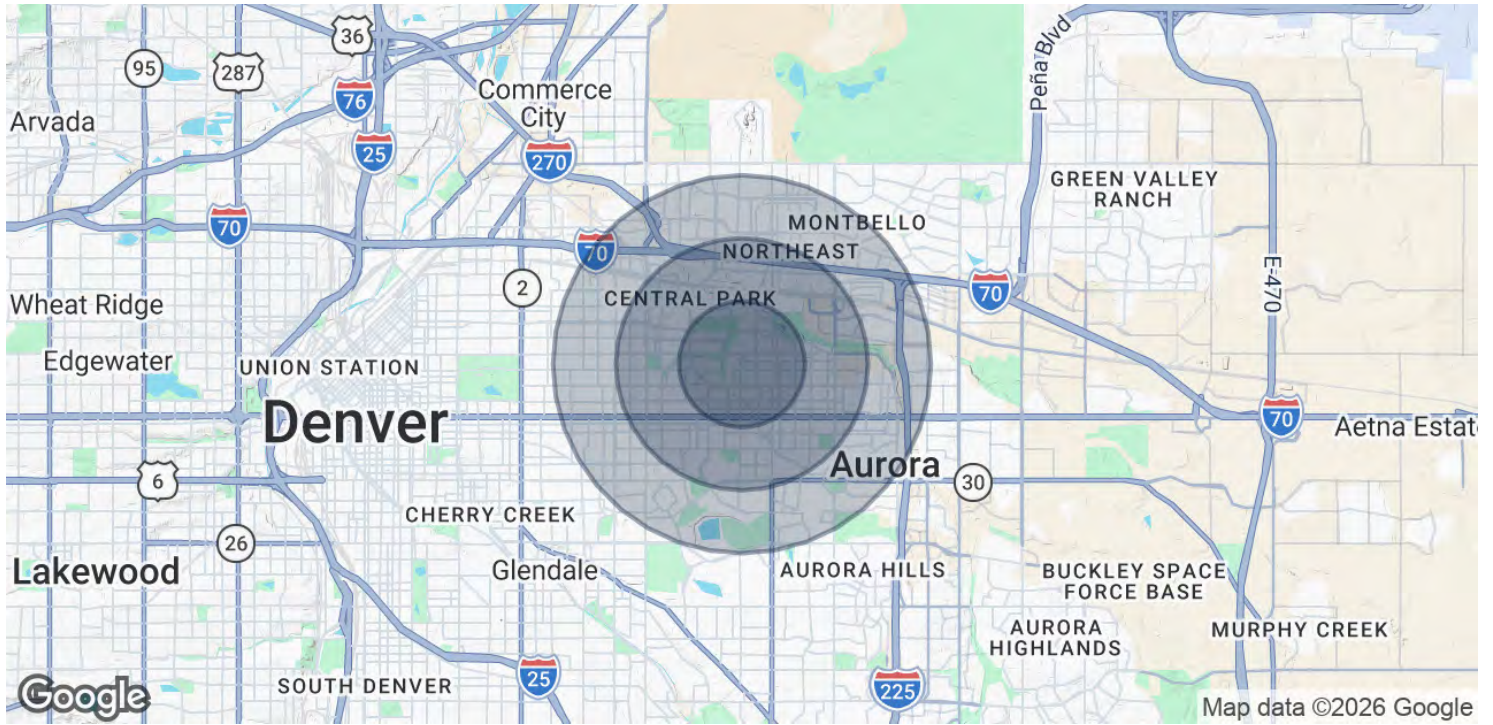
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

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- BUILDING SQUARE FOOTAGE:
- 2360 Dayton Street: 4,000 SF
- 2366-72 Dayton Street: 2,580 SF
- 2380 Dayton Street: 3,524 SF
- Total Building SF: 10,104 SF
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- LAND SQUARE FOOTAGE:
- 2360 Dayton Street: 11,761 SF
- 2372 Dayton Street: 12,632 SF
- Total Land SF: 24,393 SF
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- ADAMS COUNTY TAXES:
- 2360 Dayton Street: \$22,505.44
- 2372 Dayton Street: \$18,978.32
- Total Taxes: \$41,483.76
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- ADAMS COUNTY PARCEL RECORDS:
- 2360 Dayton Street
- 2372 Dayton Street

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,189	61,202	114,967
Average Age	26.9	28.3	30.3
Average Age (Male)	27.6	28.6	30.2
Average Age (Female)	26.0	28.0	30.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,632	20,477	40,869
# of Persons per HH	3.2	3.0	2.8
Average HH Income	\$44,528	\$48,029	\$57,928
Average House Value	\$343,337	\$307,245	\$333,783

2020 American Community Survey (ACS)