

FOR SALE OR GROUND LEASE

NWC Stephen D Hogan Parkway & Picadilly Road, Aurora, CO



DEMOGRAPHICS

POPULATION



3 Mile:	6,695
5 Mile:	94,436
10 Mile:	369,105

DAYTIME POPULATION



3 Mile:	8,402
5 Mile:	50,324
10 Mile:	201,897

AVG. HH INCOME



3 Mile:	\$103,121
5 Mile:	\$94,177
10 Mile:	\$117,231

HOUSEHOLDS



3 Mile:	2,390
5 Mile:	34,521
10 Mile:	150,357

TRAFFIC COUNTS



E470 at SDH Pkwy:	55,843 vpd
SDH Pkwy w/o Picadilly:	5,804 vpd

CONTACT

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PROPERTY OVERVIEW

- 2 AC pad site available for sale or ground lease
- Rapidly growing trade area
- Adjacent to Horizon Uptown development with 2,964 units under development
- Close proximity to E-470, I-70, Buckley Air Force Base, and Denver International Airport
- Strong demographics

CROSBIE

REAL ESTATE

GROUP

FOR SALE OR GROUND LEASE

NWC Stephen D Hogan Parkway & Picadilly Road, Aurora, CO

4,218 New Homes
(Completed Developments)

44,929 Homes
Under Construction

11,417 Homes
Planned

60,564 TOTAL NEW UNITS

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SITE

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Green Valley Ranch East
3,850 Units
637 Built

Aurora Highlands
23,000 Units
1,468 Built

amazon
Distribution
AMAZON
EASTGATE

PROLOGIS
PARK 70

EAST PARK 70

E COLFAX AVE

amazon
Distribution
STAFFORD
LOGISTICS
CENTER

AURORA
SPORTS
PARK

Horizon
Uptown
2,964 Units
120 Built
4.65 Avg.
Monthly
Sale Rate

AURORA
CROSSROADS

Tributary
300 Units
Planned

Aetna
433 New Homes

Cross Creek
1,071 Units
800 Built

Traditions
1,064
New Homes

Aldonea
1,026
New Homes

Sky Ranch
4,400 Units
685 Built

Harmony
5,025 Units
884 Built

Waterstone
780 Units
687 Built

Parkland Village
9,032 Units
Planned

Murphy Creek
3,839 Units
1,191 Built

Sterling Hills
1,695
New Homes

BUCKLEY
AIR FORCE BASE
3,500 active
duty members

AURORA
COMMUNITY
COLLEGE

TOWN CENTER
at AURORA

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