

FOR SALE: \$800,000
FOR LEASE: \$16/SF NNN



2332 Dayton Street, Aurora, CO 80010

For more information:

JAKE MALMAN

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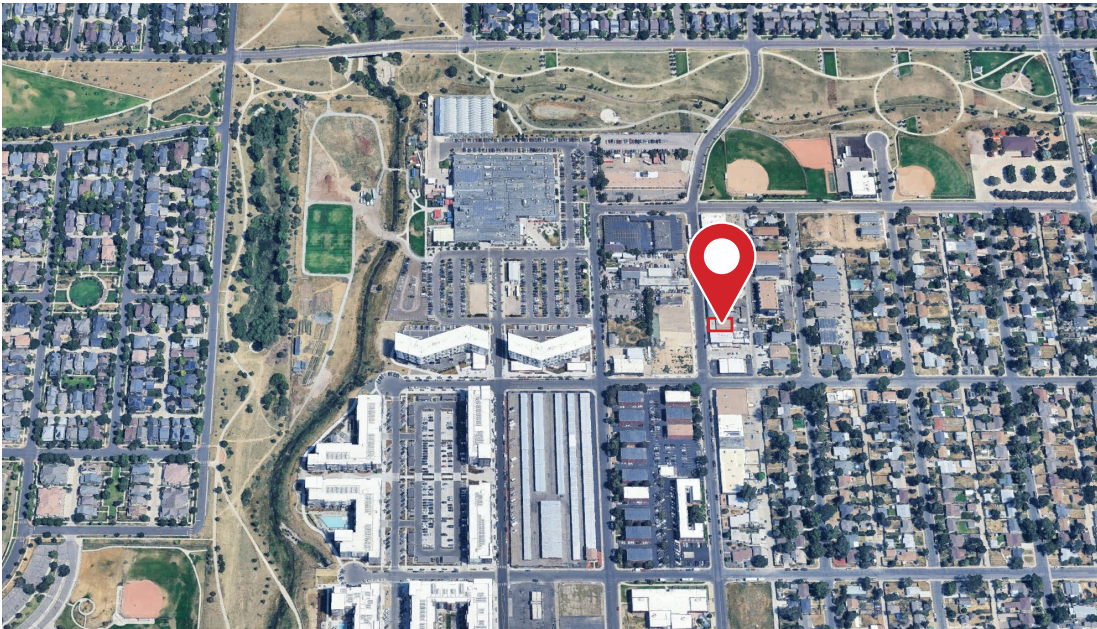
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Property Highlights

- » Excellent opportunity for an owner/user of investor
- » Located a block and a half from the Stanley Marketplace
- » Zoning allows for retail, medical office, daycare and personal services
- » Fenced yard in the rear of the property
- » Property is in an Enterprise Zone
- » Easy access to I-70 and I-225
- » Clear height: 10'
- » Flex building, roughly 75% warehouse and 25% office



Property Details

Building Size	3,500 SF
Land Size	6,098 SF
Zoning	OA-MS (Original Aurora Main Street)
Clear Height	10'
Loading	Two (2) drive in doors
Year Built	1957
NNN's	Estimated: \$7/SF
Taxes	\$14,745.98 (2025)

Sale Price: \$800,000
Lease Rate: \$16/SF NNN

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Westerly Creek
Elementary School

William Roberts
Elementary School

E 26TH AVE

E 23RD AVE

E 22ND AVE

DAYTON ST

E MONTVIEW BLVD



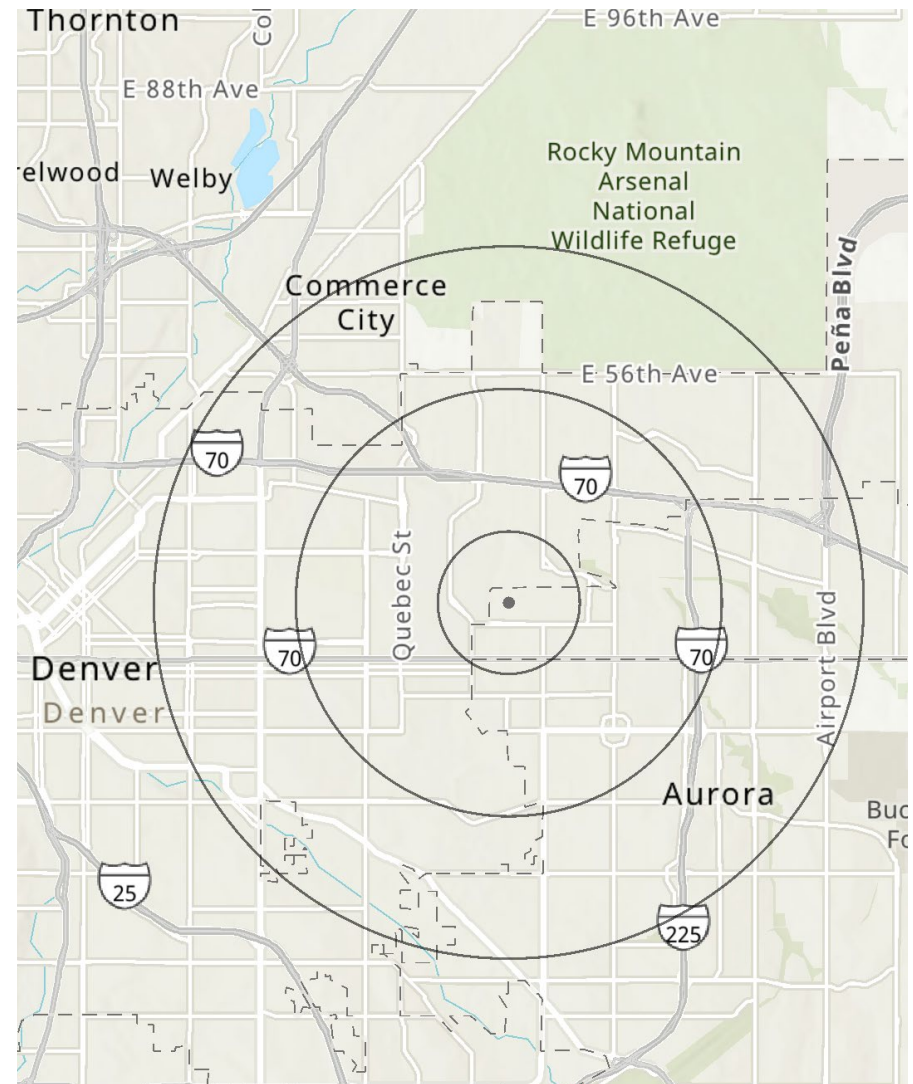
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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	25,536	150,202	409,862
Population (2025)	26,638	156,019	420,625
2025-2030 Annual Rate	1.10%	0.72%	0.48%
Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	8,786	54,875	162,506
Total Households (2025)	9,177	57,511	167,444
2025-2030 Annual Rate	1.19%	0.69%	0.51%
Median Household Income	\$96,906	\$89,984	\$87,532
Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	6,679	92,539	254,812

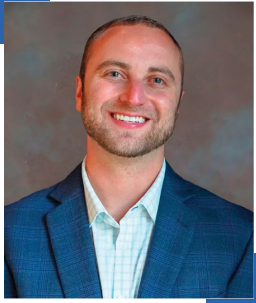


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Meet the Broker



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$300M of transactions in the Colorado market.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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REAL ESTATE

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