

MOFFITT PARCEL

NEC OF 56TH AVENUE & PICADILLY ROAD - AURORA, CO



COMMERCIAL PADS FOR SALE



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PROPERTY HIGHLIGHTS

- **Commercial Pads For Sale!**
- Zoned Urban District (Aurora), allows for multiple uses including restaurant, commercial retail, fast food, gas/convenience store, coffee, etc.
- Well positioned with immediate proximity to E-470 Interchange, and close to Pena Blvd Interchange and A Line Rail at Pena Station.
- 8 minute drive to Airport, 20 minute drive to Downtown Denver, 20 minute drive to Denver Tech Center.

TRAFFIC COUNTS

On 56th Ave west of Picadilly Road	10,302 CPD
On 56th Avenue east of Picadilly Road	8,696 CPD
On E-470 south of 56th Avenue	50,961 CPD

Source: CDOT 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	54,187	87,148	179,914
AVERAGE HH INCOME	\$120,296	\$117,327	\$116,380
BUSINESSES	978	2,330	5,959
EMPLOYEES	6,847	23,302	61,520

Source: Applied Geographic Solutions, 2026 Estimates

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- Surrounded by residential communities such as Painted Prairie (3,648 Units), Everlea (1,065 Units), First Creek DIA & First Creek Village (500 Units), GVR (7,006 Units), GVR East (2,600 Units), and Aurora Highlands (12,487 Units).
- Nearby major industrial players and industrial parks include Amazon, Wal-Mart, Panasonic, Majestic Park, Porteos, High Point Logistics Park, and Harvest Mile Business Park, Pepsi, High Point Industrial, United Airlines, and Microsoft!
- Numerous Hotels, including the Gaylord, and a growing blend of retail offerings continue to meet the area's demand, including the newly announced Target (56th & Tower).



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