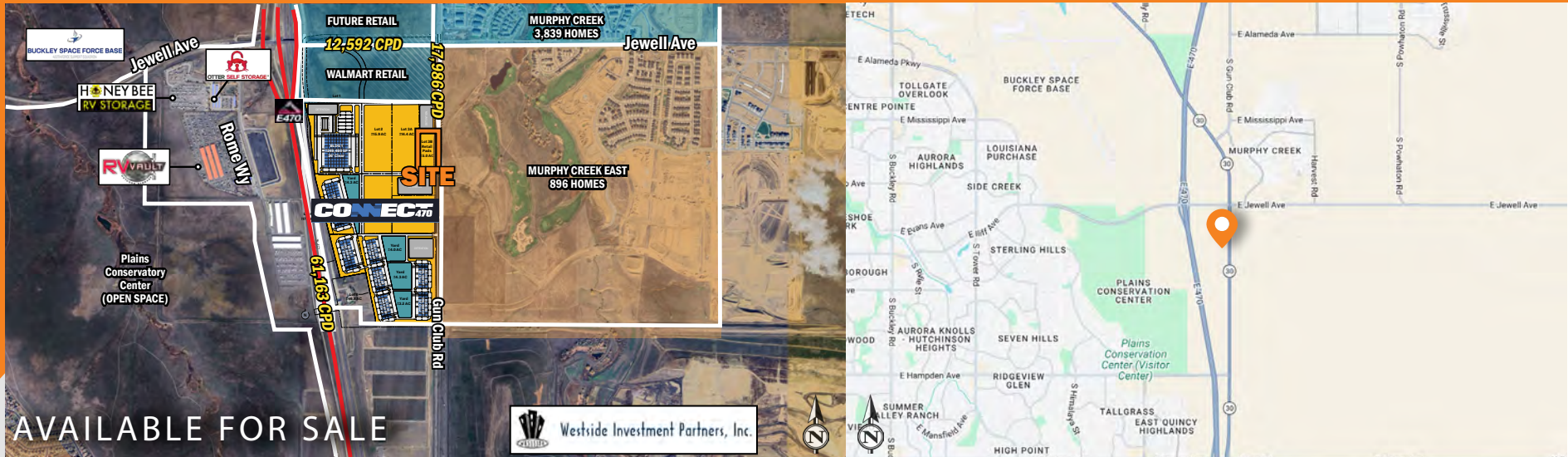


CONNECT 470 COMMERCIAL PADS



SWC OF GUN CLUB ROAD & JEWELL AVE - AURORA, CO



AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- 5 Commercial Acres For Sale
- Zoned AD
- 3 minutes to Southlands, 5 minutes to I-70, 14 minutes to DIA.

TRAFFIC COUNTS

On Gun Club Rd north of Jewell Ave	15,622 CPD
On Gun Club Rd south of Jewell Ave	17,986 CPD
On E-470 south of Jewell Ave	61,163 CPD
On Jewell Ave east of E-470	12,592 CPD

Source: CDOT 2026

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION	10,533	122,218	309,724
AVERAGE HH INCOME	\$164,870	\$143,461	\$140,411
BUSINESSES	163	3,168	9,381
EMPLOYEES	687	15,682	62,997

Source: Applied Geographic Solutions, 2026 Estimates

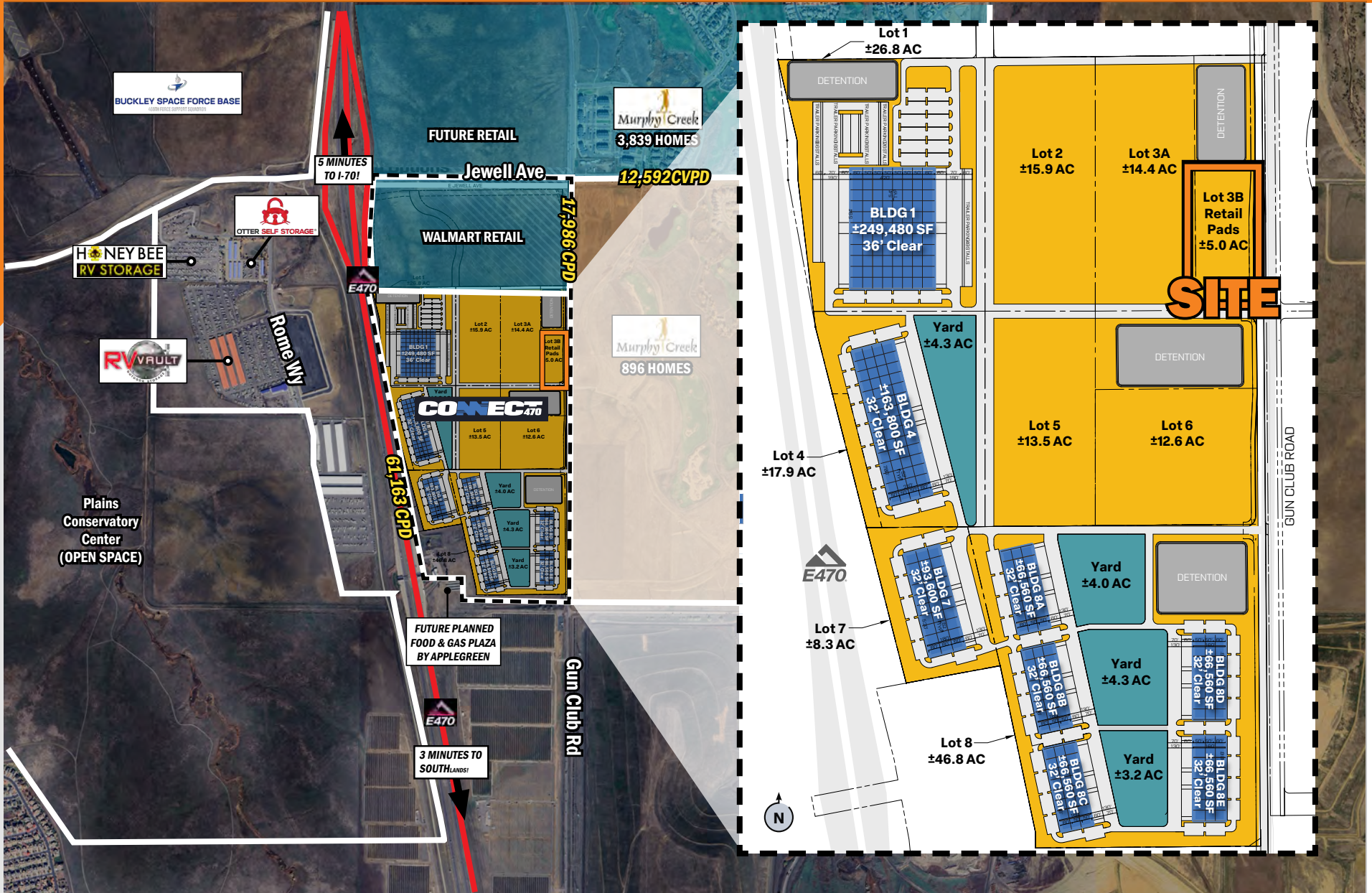
ALLEN LAMPERT
303.577.9960
allen.lampert@dhlb.com

ROBIN NICHOLSON
303.880.8400
robin.nicholson@dhlb.com

CONNECT 470 COMMERCIAL PADS



SWC OF GUN CLUB ROAD & JEWELL AVE - AURORA, CO





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

ALLEN LAMPERT

303.577.9960

allen.lampert@dhlb.com

ROBIN NICHOLSON

303.880.8400

robin.nicholson@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)