

GATEWAY PARK

37TH & SALIDA ST, AURORA, CO



PROPERTY HIGHLIGHTS

- 6.564 AC Available in Bulk
- Adjacent to Gateway Park - A Line RTD Light Rail Stop
- Zoned I-2 - City of Aurora

Variety of uses allowed:

- Self-Storage
- RV Sales/Storage
- Automotive
- Office
- Medical
- Manufacturing
- Dental
- Restaurants
- Distillery
- Marijuana Cultivation
- Parking Lot
- Automobile & Light Truck Sales
- Outdoor Storage
- Equipment Rental & Repair
- Breweries
- Car/ Truck Wash
- Auto body Shop

TRAFFIC COUNTS

On I-70 west of Airport Blvd 82,029 CPD

On I-70 east of Airport Blvd 73,046 CPD

On 40th Ave west of Salida St 21,174 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,569	102,959	205,849
AVERAGE HH INCOME	\$154,190	\$105,704	\$101,249
BUSINESSES	288	2,987	7,236
EMPLOYEES	6,588	29,307	75,441

Source: Applied Geographic Solutions, 2026 Estimates

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- High Visibility & Access
- Flexible Zoning
- Multiple Uses
- Infill Site
- Call Broker for Pricing

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

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RETAIL BROKERAGE





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