

# FLATS ON THE A

40TH AVENUE & SALIDA ST - AURORA, CO



## PROPERTY HIGHLIGHTS

- Commercial Land Available for Sale:  
5.26 Acres - AVAILABLE
- Will Subdivide
- Adjacent to Gateway Park: Class "A" Mixed Use Development
  - 1,200 Acres; 5 million SF of Commercial Space
  - 40 National Retailers
  - 15 Hotels with over 2,200 Rooms
- Allowed Uses Include: Hotel, Retail, Restaurant, Child Care, Office, and Medical Uses.
- Sold in Bulk or as retail pads.
- Call Broker for Pricing.

## TRAFFIC COUNTS

|                                    |            |
|------------------------------------|------------|
| On Tower Rd north of Interstate 70 | 36,232 CPD |
| On Tower Rd south of Interstate 70 | 20,920 CPD |
| On Interstate 70 west of Tower Rd  | 77,565 CPD |
| On Interstate 70 east of Tower Rd  | 53,833 CPD |

Source: CDOT 2025

| DEMOGRAPHICS      | 3 MILE    | 5 MILE    | 7 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 102,005   | 194,534   | 378,067   |
| AVERAGE HH INCOME | \$109,013 | \$103,875 | \$115,060 |
| BUSINESSES        | 614       | 7,005     | 13,475    |
| EMPLOYEES         | 27,965    | 71,399    | 128,273   |

Source: Applied Geographic Solutions, 2025 Estimates

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