

QUINCY AVE & PICADILLY RD

AURORA, CO



PROPERTY HIGHLIGHTS

- **Last Pad Available - Approximately 1.3 Acres.**
- Signalized intersection located just west of E-470 at Quincy interchange.
- Zoning allows for gas/convenience store, fast food, and other commercial uses.
- Strong residential growth trade area.

TRAFFIC COUNTS

On E-470 north of Quincy Ave	61,183 CPD
On E-470 south of Quincy Ave	60,851 CPD
On Quincy Ave west of E-470	15,020 CPD

Source: CDOT 2025

DEMOGRAPHICS

	5 MIN	10 MIN	20 MIN
POPULATION	59,965	180,613	569,494
AVERAGE HH INCOME	\$159,282	\$155,521	\$139,441
BUSINESSES	1,279	5,209	26,611
EMPLOYEES	5,567	25,763	247,854

Source: Applied Geographic Solutions, 2025 Estimates

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