

11607 EAST COLFAX BUILDING

11607 East Colfax Ave, Aurora, CO 80010



GLA: 6,222 sf
Built: 1989
Zoning: B-4

Building / Business For Sale or Lease

Asking Price: Reduced to \$695,000

Lease available:

\$10.00 + NNN (\$3.05) with current business opportunity

Estimated Average Traffic Count (2006)

On E Colfax Ave at Moline St **34,900 ADT**
On Peoria St at E Colfax Ave **36,432 ADT**

Area Demographics (2009)	1-Mile	3-Miles	5-Miles
Estimated Average Population	25,913	147,200	338,172
Population - Asian	954	5,819	15,534
Population - Mexican/Hispanic	14,128	60,042	95,777
Estimated Average HH Income	\$50,244	\$55,189	\$67,370

Sources: Demographics, Costar Realty Information (11/9/10)
Traffic Count, CoStar DataMetrix (11/9/10)

The 11607 East Colfax building has been used as a long-run family-owned and operated paint and body shop in Aurora, Colorado, its continued success due to its elevated populations of both Asian and Hispanic customers in the area, as well as its convenient location along the heavily traveled east Colfax corridor. Only three blocks to the east is one of the largest state-of-the-art facilities in the U.S., Fitzsimons, a hospital and medical research center.



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