



1525-1527

DALLAS STREET

FOR SALE | \$650,000

TAXES | \$22,369 (2017)

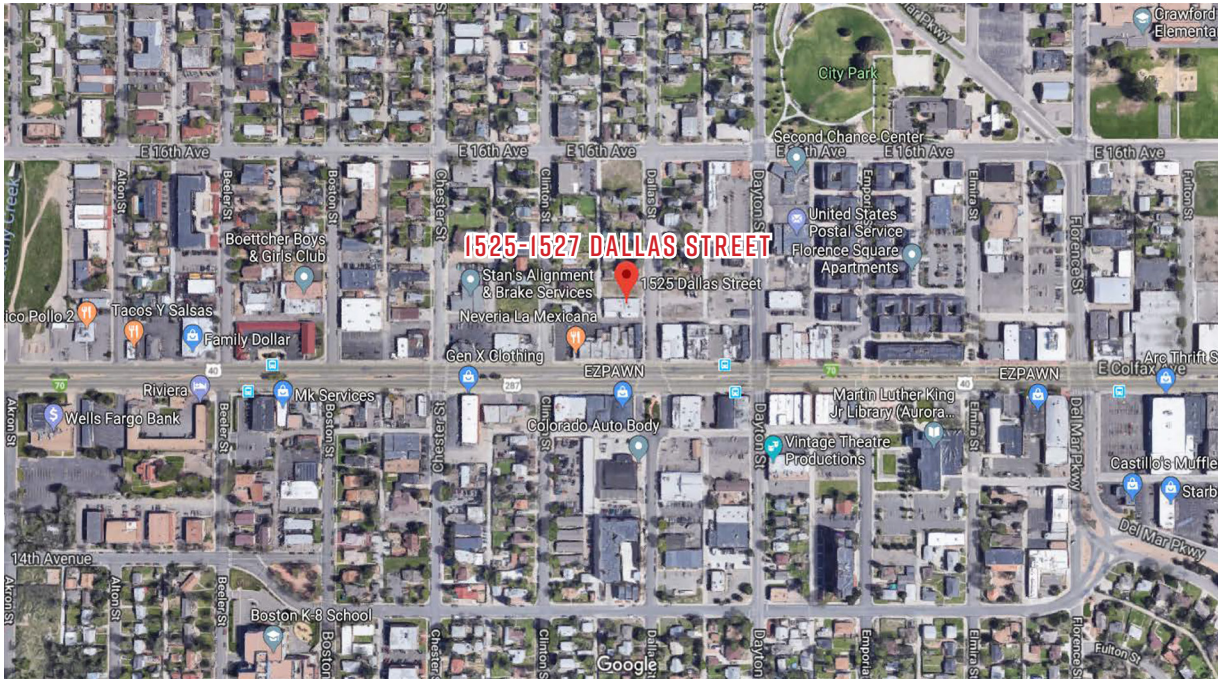
BUILDING SIZE | 5,691 SF

LOT SIZE | 12,399 SF

YEAR BUILT | 1952

ZONING | B-2





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DALLAS STREET

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	29,216	168,388	438,652
HOUSEHOLDS	9,116	62,466	174,944
5 YR POP GROWTH	2.0%	1.8%	1.7%

5 MILE INFORMATION

242,095	\$68,093	22,098
EMPLOYEES	MEDIAN INCOME	BUSINESSES

TRAFFIC COUNTS	ADT	SOURCE
EAST COLFAX	41,646	CITY OF AURORA

RETAIL DEVELOPMENT OPPORTUNITY -

TWO ADJACENT LOTS WITH EXCELLENT DEMOGRAPHICS AND TRAFFIC COUNTS FROM EAST COLFAX AVENUE. JUST BLOCKS AWAY FROM THE DESIRABLE STANLEY MARKETPLACE AND LESS THAN TWO MILES FROM THE UNIVERSITY OF COLORADO ANSCHUTZ MEDICAL CENTER.

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