

Aurora Zoning

Uses for B-3 Highway Service District

DESCRIPTION

REF. #	PERMITTED USE	REF. #	CONDITIONAL USE
1	ADULT DAY CARE	3	AMUSEMENT ENTERPRISES
2	AMBULANCE SERVICE	5	ANY RETAIL, RESTAURANT, PERSONAL SERVICE, OR INDOOR RECREATIONAL USE ABUTTING A RESIDENTIAL ZONE OR USE OPERATING BETWEEN 12:00 PM AND 6:00 AM
8	BANKS, SAVINGS, FINANCIAL OFFICES	7	AUTO & LIGHT TRUCKS SALES, RENTAL, SERVICE, CAR WASH, AND FUEL DISPENSING
9	CATERING SERVICES	11	CLUBS, LODGES, & SERVICE ORGANIZATIONS
10	LARGE AND SMALL CHILD CARE CENTERS	12	COMMERCIAL TRANSIT FACILITY
16	DRIVE-UP OR DRIVE THROUGH FACILITY	14	CULTURAL FACILITIES
19	EXTENDED STAY LODGING	24	KENNELS
21	INDOOR RECREATIONAL FACILITIES, EXCLUDING AMUSEMENT ENTERPRISES	32	OUTDOOR RECREATIONAL AND ENTERTAINMENT
26	MEDICAL CLINICS	33	PARI-MUTUEL WAGERING FACILITIES
27	MEETING, BANQUET, & CONFERENCE FACILITIES	38	PLACES OF WORSHIP
28	MORTUARY ESTABLISHMENTS	39	PLANT AND TREE NURSERIES & GREENHOUSES
29	MOTELS AND HOTELS	42	PUBLIC FACILITIES
30	OFFICES	44	RECREATIONAL VEHICLE, TRAILER, BOAT, OR MOBILE HOME SALES OR RENTAL
34	COMMERCIAL PARKING FACILITIES	45	RECYCLING COLLECTION FACILITY
35	PARKS, OPEN SPACE, PLAY FIELDS, PLAYGROUNDS & RELATED RECREATIONAL USES WHEN ACCESSORY TO ALLOWED USE	46	NON-VEHICLE REPAIR, RENTAL, AND SERVICING
36	PAWNBROKER IF MEETING SECTION 146-1247	47	RESTRICTED LIGHT INDUSTRIAL USE
37	PERSONAL SERVICES	51	SELF-STORAGE FACILITIES & MINI WAREHOUSES
40	PRIVATE SCHOOLS	55	TEEN CLUB
41	PUBLIC USES		
48	RESTAURANT		
49	RESTAURANT, DRIVE THROUGH		
50	RETAIL USES		
52	STUDIOS, INCLUDING TV & RADIO BROADCASTING STATIONS, EXCLUDING ANTENNA TOWERS		
53	TEMPORARY EMPLOYMENT OFFICES		
54	THEATERS		
56	VETERINARY HOSPITAL		
57	VETERINARY CLINICS		
58	WHOLESALE, AS AN ACCESSORY USE TO A PERMITTED USE		

15400
EAST 32ND AVENUE

5.2 Acre Commercial Lot



Colliers
INTERNATIONAL

LAND FOR SALE

COLLIERS INTERNATIONAL
4643 South Ulster Street, Suite 1000
Denver, CO 80237
www.colliers.com/denver

TIM SHAY
303 283 4594
tim.shay@colliers.com

T.J. SMITH
303 283 4576
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WWW.15400E32NDAVE.COM

15400
EAST 32ND AVENUE

PROPERTY DETAILS

City/County:	Aurora/Adams
Property Size:	5.2 Acres
Zoning:	B-3 Commercial
Pricing:	\$1,126,000.00 (\$4.95/SF)
Water/Sewer:	Aurora Water
Electrical:	Xcel Energy
Access:	Full movement on E. 32nd Avenue, Possible R.I./R.O. on Chambers Road
Frontage:	521 feet on Chambers Road 395 feet on E. 32nd Avenue
Taxes:	\$1,253 (2016)
Permitted Uses:	Retail/Restaurant Office/Commercial Warehouse Lodging

DEMOGRAPHICS



Population

1 MILE
4,708

3 MILES
112,392

5 MILES
265,946

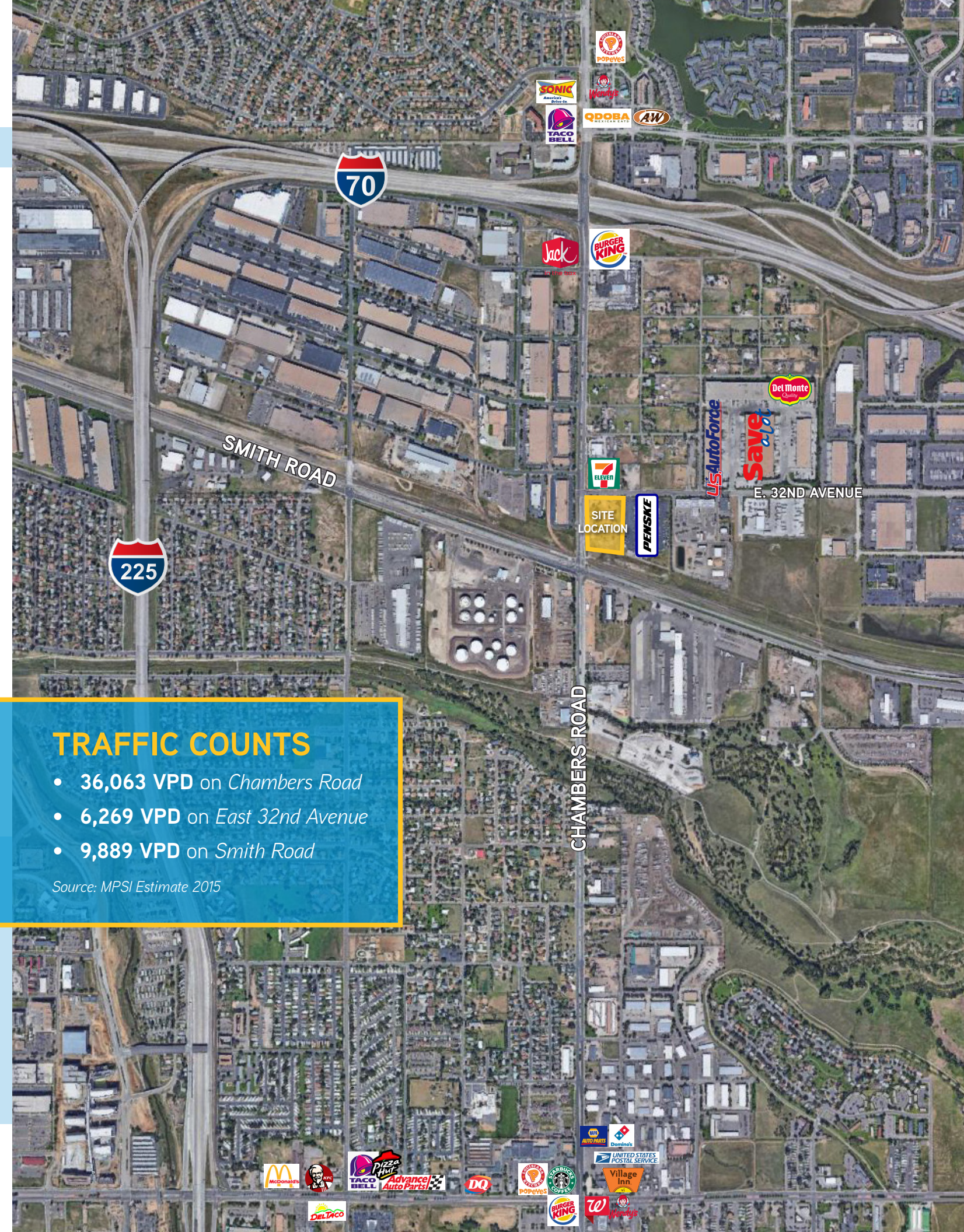


Avg. HH Income

1 MILE
\$64,489

3 MILES
\$56,079

5 MILES
\$63,018



TRAFFIC COUNTS

- 36,063 VPD on Chambers Road
- 6,269 VPD on East 32nd Avenue
- 9,889 VPD on Smith Road

Source: MPSI Estimate 2015