

OFFERING MEMORANDUM

INDUSTRIAL DEVELOPMENT OPPORTUNITY



496 LAREDO STREET
Aurora, CO 80011

Price: \$500,000 | \$16.34/SF

PREPARED BY



Kevin Calame

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NORTHPEAK[®]
COMMERCIAL ADVISORS

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LAND SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	496 Laredo St. Aurora, CO 80011
Price	\$500,000 \$16.34/SF
Land Size	30,605 SF
Zoning	I-1

PROPERTY HIGHLIGHTS

- Attractive zoning
- Lot is large enough to develop
- Located in a prime area to develop industrial
- Very easy access to I-225 and I-70

496 Laredo Street in Aurora, Colorado. Situated within a rapidly developing corridor in Aurora's industrial and commercial zone, the site offers versatile development potential supported by flexible zoning. The M-1 zoning designation allows for a broad range of light industrial, commercial, and office uses, such as:

- Warehousing and distribution centers
- Manufacturing and assembly
- Contractor yards and service shops
- Flex office/industrial development
- Vehicle storage and repair
- Wholesale trade and supply operations

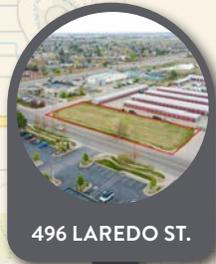
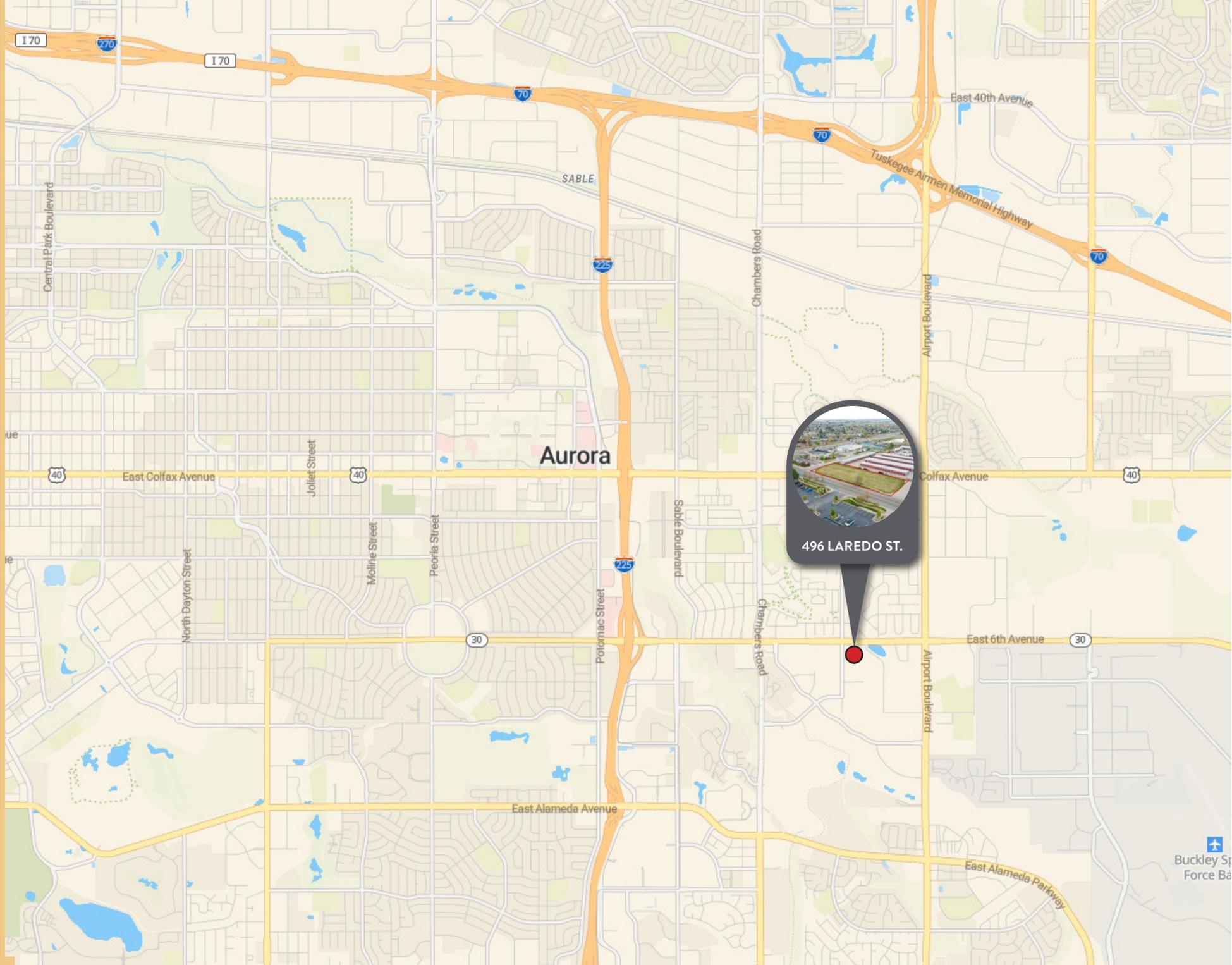




LOCATION OVERVIEW



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496 LAREDO ST.



University of Colorado
Anschutz Medical Campus





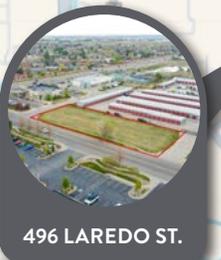

Kindred Hospitals
Empowered by ScionHealth



TARGET









TOWN CENTER AT AURORA










AURORA

Aurora is filled with unique attractions, activities, and must-sees. Explore the beauty of Colorado's outdoors at one of the parks, trails, golf courses, or gorgeous reservoirs—not to mention the thousands of acres of open space. Spend an afternoon at Cherry Creek Reservoir hiking the trails, trying stand-up paddleboarding, or riding horses off into the mountain sunset. Discover Aurora's cultural art district, visit galleries, or stop by the Colfax Canvas Murals and enjoy a self-guided audio tour.

Shop around at locally-owned boutiques and national brands all in one. Or visit Colorado's largest indoor marketplace, Stanley Marketplace for Aurora-based shopping, dinner, and drinks. Set out early for a morning of site-seeing and searching for historical sites or bring the kids along and view native wildlife. Whatever you choose, enjoy!



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 496 Laredo St., Aurora, CO 80011 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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