



INVESTMENT ADVISORS



Ben Traut
Advisor

847-703-0951

Ben@NorthPeakCRE.com



Matt Lewallen
Principal

303-210-1623

Matt@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





ALMIGHTY AUTO REPAIR
ALEX GARCIA PH 4201327125

KIM
YAMAHA
HONDA

PROPERTY SUMMARY



NORTHPEAK[®]
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1458 Ironton St. Aurora, CO 80010
Price	\$1,035,000
GLA	5,100 SF
Lot Size	9,526 SF
Year Built	1959
Roof	Flat
Building Type	Commercial
Zoning	OA-G

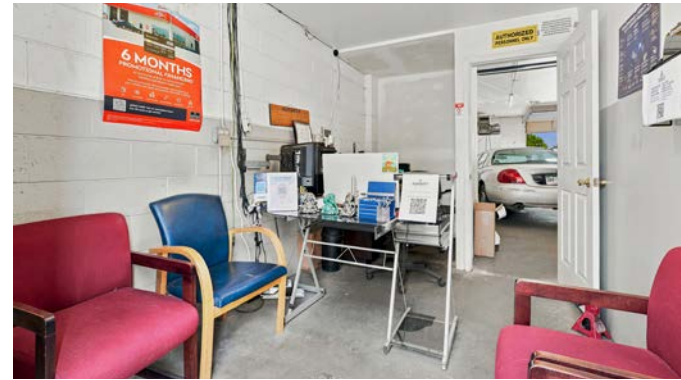
PROPERTY HIGHLIGHTS

- 4 Drive-In Doors
- Fenced Yard: 79 x 53
- Auto/service use fits an established, in-demand category along the East Colfax corridor.
- 9,525 SF lot relative to a 5,100 SF building offers real upside in expansion or outdoor storage capacity.
- Multiple tenants in place provide diversified income from day one.
- Zoning flexibility (OA-G) allows a broad mix of commercial and service tenants.

1458 Ironton St. is a 5,100 SF multi-tenant commercial building on a spacious 9,525 SF lot in Aurora, fully leased to two established auto/service tenants - Abdiel's Auto Body and Almighty Auto Repair - delivering diversified income from day one with no single-operator dependence.

The oversized lot relative to the building footprint offers a real edge for outdoor storage or staging, a highly sought-after feature for auto-use demand along the growing East Colfax corridor. Flexible OA-G zoning along with the 4 drive-in doors opens the property to a broad mix of commercial and service uses, adding long-term optionality. The tenants are well-established with equipment and build-outs already in place, locking in a stable income profile.

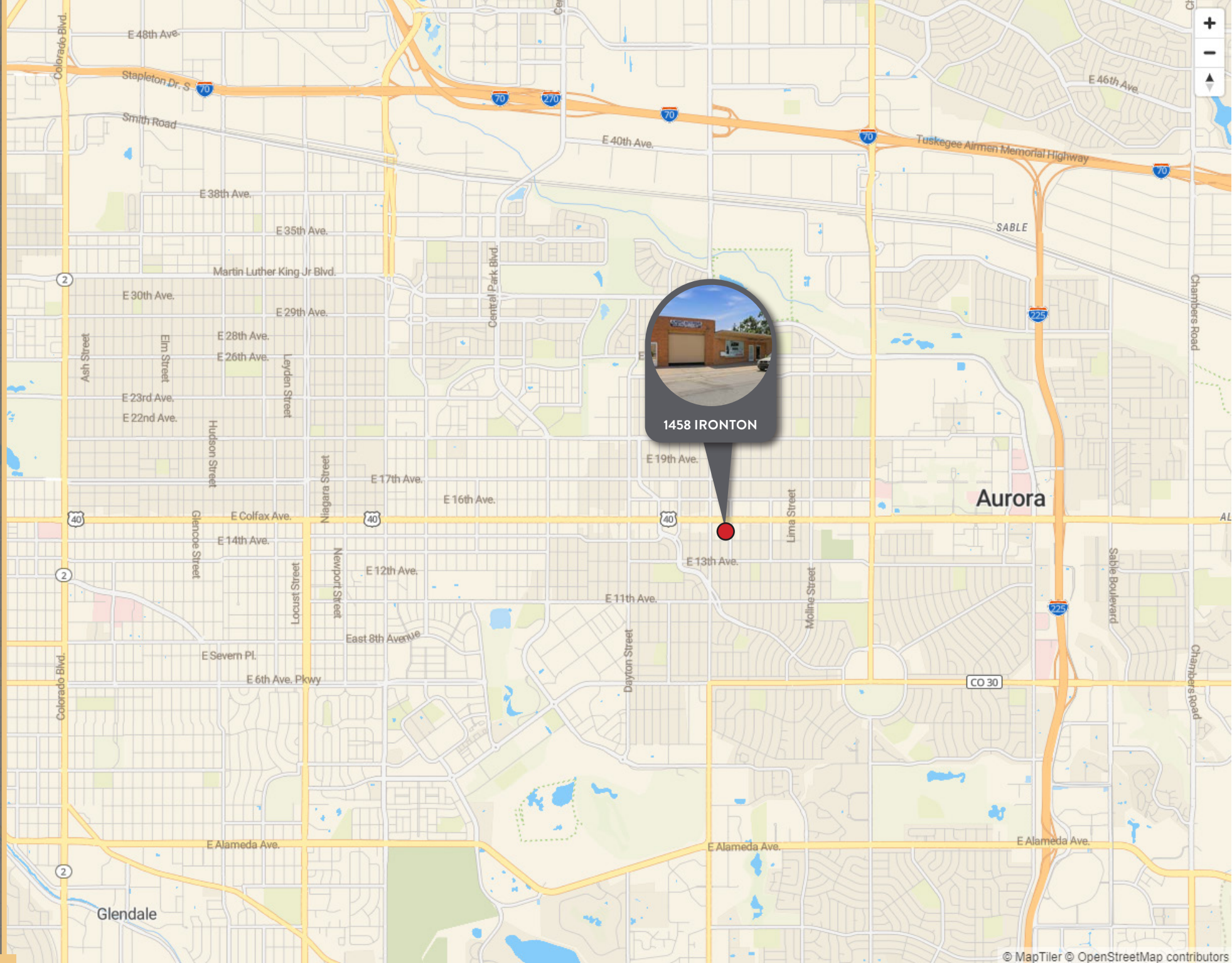






LOCATION OVERVIEW


NORTHPEAK®
COMMERCIAL ADVISORS



1458 IRONTON

Aurora

Glendale

© MapTiler © OpenStreetMap contributors



1458 IRONTON



AURORA

Tucked just east of Denver and resting in the shadow of the majestic Rocky Mountains, Aurora, Colorado is one of the state's most underrated destinations. It's a city that blends natural beauty, cultural diversity, and modern comfort in a way that's both laid-back and full of discovery. Whether you're a nature enthusiast, a foodie, or just someone looking to experience a different side of Colorado, Aurora offers something uniquely its own.

For outdoor lovers, Aurora is a haven of green space, with over 100 parks and expansive reservoirs perfect for kayaking, paddleboarding, or just soaking in some Colorado sunshine. Places like the Aurora Reservoir and Cherry Creek State Park offer trails, beaches, and wildlife watching, all without venturing far from the city.

Aurora is also home to luxury retreats and recreation. Resorts like the Gaylord Rockies offer stunning accommodations with spas, water parks, and panoramic views of the Front Range. Golfers can enjoy pristine courses like Saddle Rock or Murphy Creek, while those seeking relaxation can find it at a local day spa or along a peaceful nature trail.

Aurora is also an ideal launch point for further Colorado exploration. With Denver International Airport right next door and quick access to places like Red Rocks Amphitheater or Rocky Mountain National Park, it's easy to make Aurora your home base while experiencing the best of the region.



INVESTMENT ANALYSIS



NORTHPEAK[®]
COMMERCIAL ADVISORS

INVESTMENT ANALYSIS

REVENUE	P & L
Abdiel's Auto Body	\$46,795
Almighty Auto Repair	\$25,808
Reimbursements	\$36,938
Gross Income	\$109,541

EXPENSES	P & L
Operating Expenses	\$36,938
Net Operating Income	\$72,603

CAP RATE	7.01%
-----------------	--------------



COMPARABLE
SALES

**SUBJECT PROPERTY**

1458 Ironton St., Aurora, CO 80010

Sale Date	JUST LISTED
List Price	\$1,035,000
Year Built	1959
Building Size	5,100 SF
Price/SF	\$203

1472 Ironton St
Aurora, CO 80010

#1

Sale Date	1/27/26
Sale Price	\$770,000
Year Built	1967
Building Size	4,704 SF
Price/SF	\$164

704 S Monaco Pky
Denver, CO 80224

#2

Sale Date	2/19/26
Sale Price	\$900,000
Year Built	1966/2023
Building Size	3,770 SF
Price/SF	\$239

5515 N Washington St
Denver, CO 80216

#3

Sale Date	11/19/25
Sale Price	\$1,108,911
Year Built	1980
Building Size	6,000 SF
Price/SF	\$185

5190 Clarkson St
Denver, CO 80216

#4

Sale Date	10/3/25
Sale Price	\$1,210,000
Year Built	1962
Building Size	3,813 SF
Price/SF	\$317

5855 Quebec St
Commerce City, CO 80022

#5

Sale Date	1/23/26
Sale Price	\$1,000,000
Year Built	1951
Building Size	4,153 SF
Price/SF	\$241

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 1458 Ironton St., Aurora, CO 80010 (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.



1458 IRONTON ST. | AURORA, CO

INVESTMENT ADVISORS:

BEN TRAUT

Advisor

847-703-0951

Ben@NorthPeakCRE.com

MATT LEWALLEN

Principal

303-210-1623

Matt@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

1720 S Bellaire St. Suite 701 | Denver, CO 80222
720-738-1949 | www.NorthPeakCRE.com