



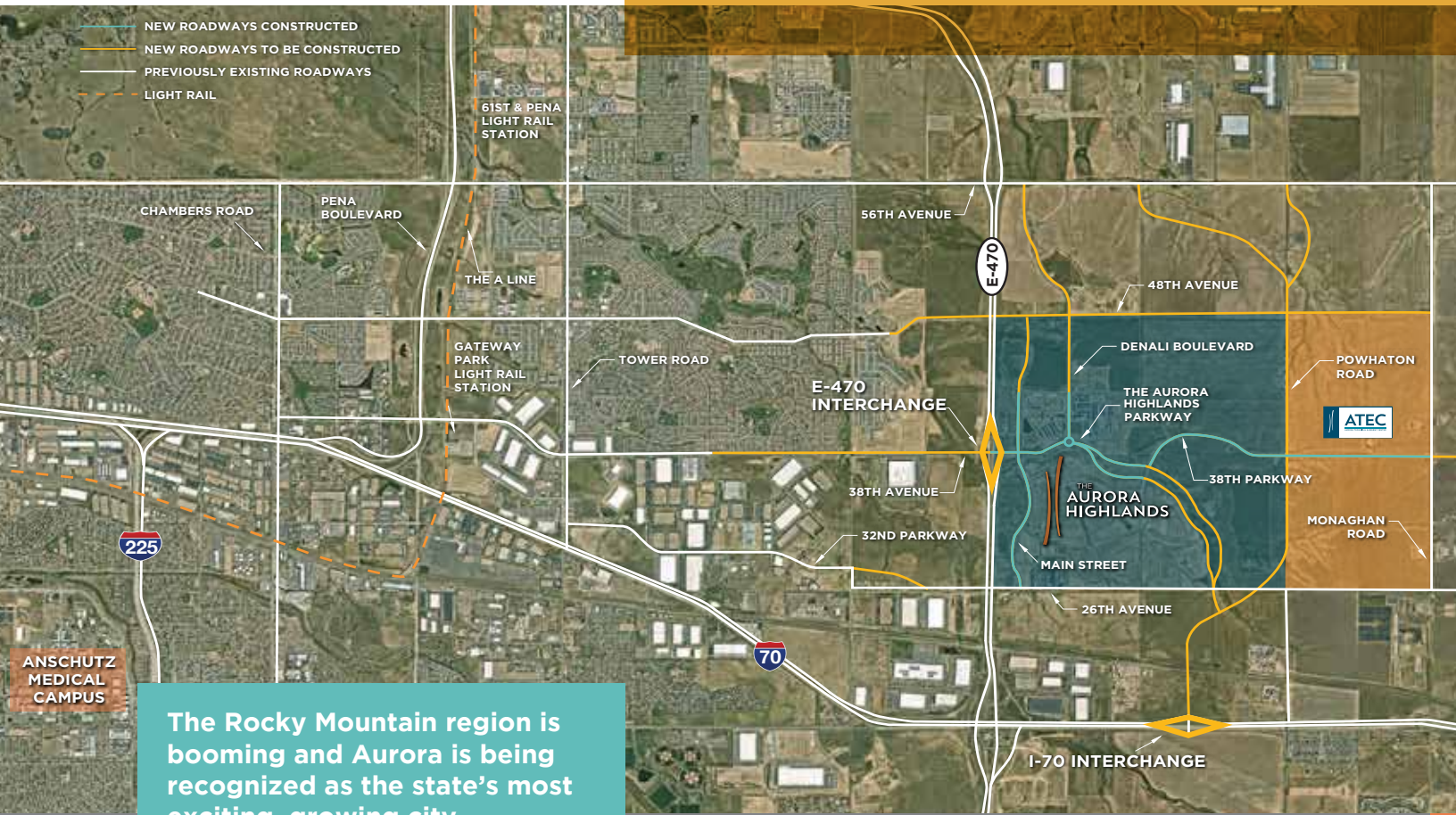
Commercial & Multifamily Opportunities

The first step toward building the future of northeastern Aurora, The Aurora Highlands is slated to be one of the Denver metro region's largest mixed-use, master-planned communities.

The Aurora Highlands lies in the heart of the 21,000-acre Aerotropolis region with opportunities for new retail, office space, industrial and commercial space, medical campus, industrial employment centers and a corporate campus.

The Aurora Highlands

ACCESS



The Rocky Mountain region is booming and Aurora is being recognized as the state's most exciting, growing city.

AURORA = 3RD LARGEST CITY IN COLORADO



With the new E-470 full interchange opening in 2023 and the I-70 full interchange starting construction in mid-2023, The Aurora Highlands is perfectly situated to provide access in every direction. Our plans include building out the entire road network within and around our development.



170,000+

New jobs coming to The Aurora Highlands area



30million

Square feet of new office space



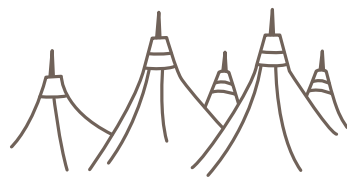
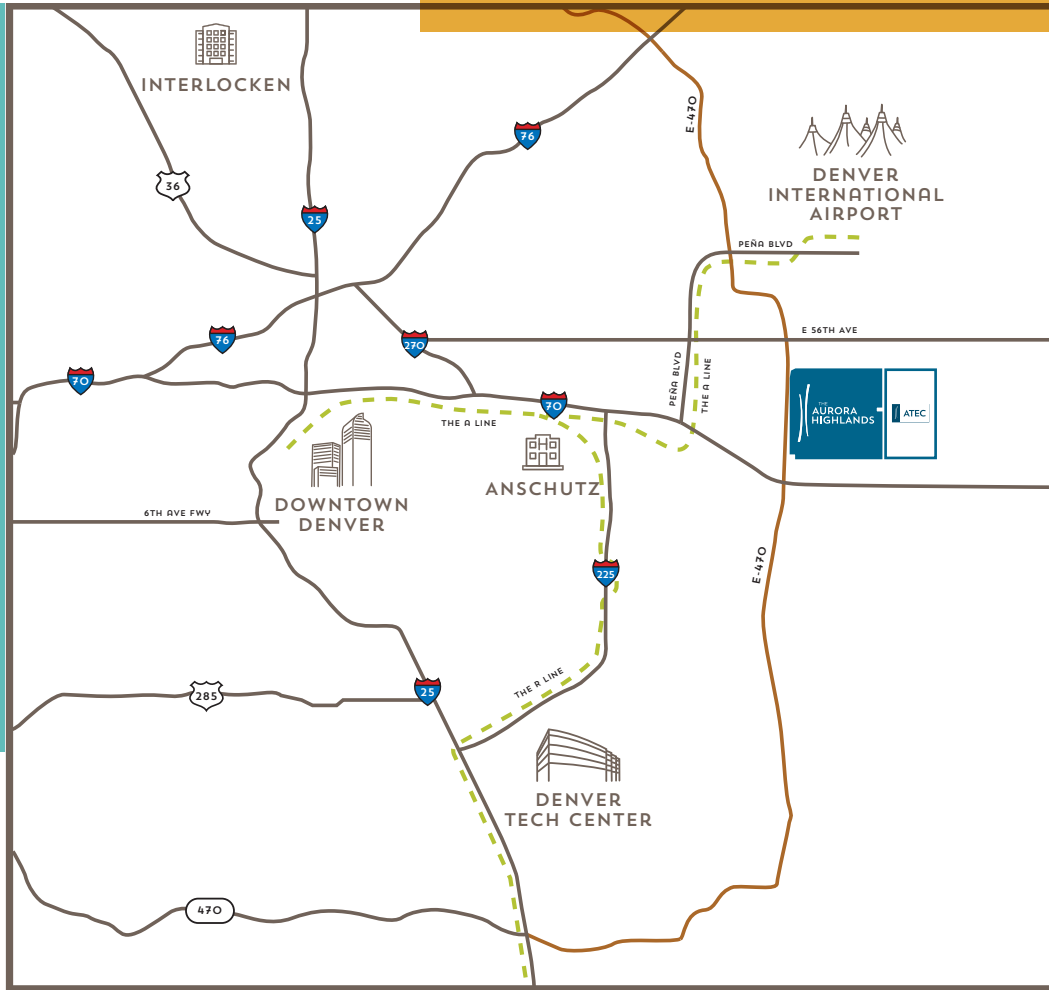
10million

Square feet of new retail

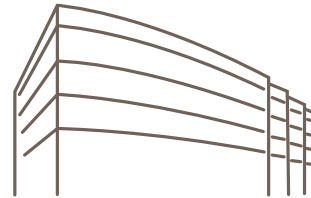


46million

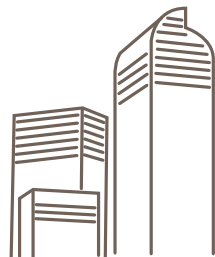
Square feet of industrial space



5 Minutes to
Denver
International
Airport



20 Minutes to
Denver
Tech
Center



20 Minutes to
Denver
Central
Business
District



30 Minutes to
Boulder

The Aurora Highlands

MEDICAL CAMPUS COMING SOON

fig. 1
**42.17 Acre
Medical Campus**

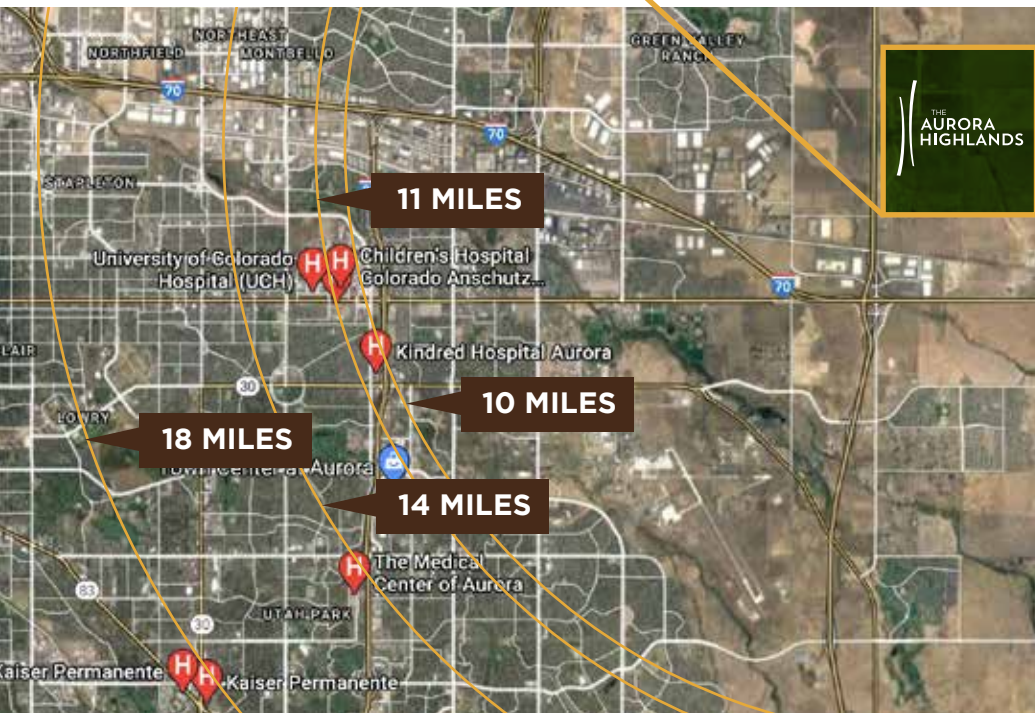












fig. 2
**Distance to Current
Nearest Hospitals**

The Aurora Highlands











RESIDENTIAL OVERVIEW



Household Starts

Thru 2022	367		
2023	1,003		
2024	2,098		
2025	3,192		
2026	4,114		

Population

Thru 2022	1,101		
2023	3,009		
2024	6,294		
2025	9,576		
2026	12,432		





Neighboring Demographics

Population 30,625
Median Age 32



Occupation
White Collar 72%
Blue Collar 28%




Total Households 9,492
Avg People per 3
With Children 50%



Average Income \$81,661
Median Income \$74,117



E470 Traffic Counts

77k 
per day

539,000
per week

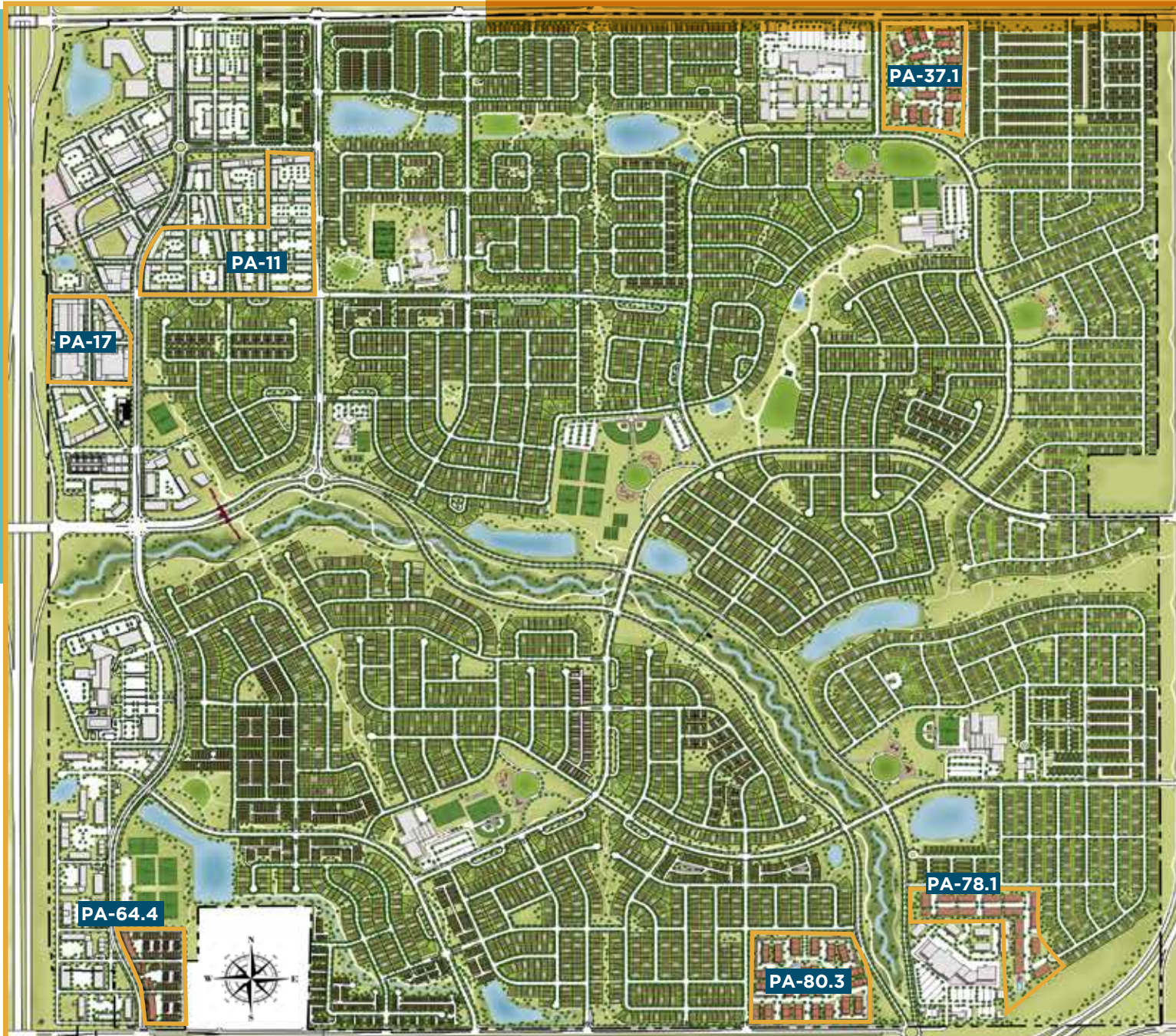
2019-2024 Annual Population Growth Rate

2.16%

3 miles

1.85%

5 miles



PARCEL NUMBER	CONCEPTUAL UNIT PA COUNT	CONCEPTUAL PA ACREAGE	TARGET PA DENSITY
PA-11	985	33.82	30
PA-37.1	426	21.3	20
PA-64.4	358	11.95	30
PA-78.1	478	15.95	30
PA-80.3	655	26.75	24.5



MIXED USE PARCELS

NUMBER	ACRES
PA-2	62.28
PA-3	18.48
PA-10	12.68
PA-17	21.52
PAD-1	3.81
PAD-2	2.81

COMMERCIAL ACTIVITY CENTERS

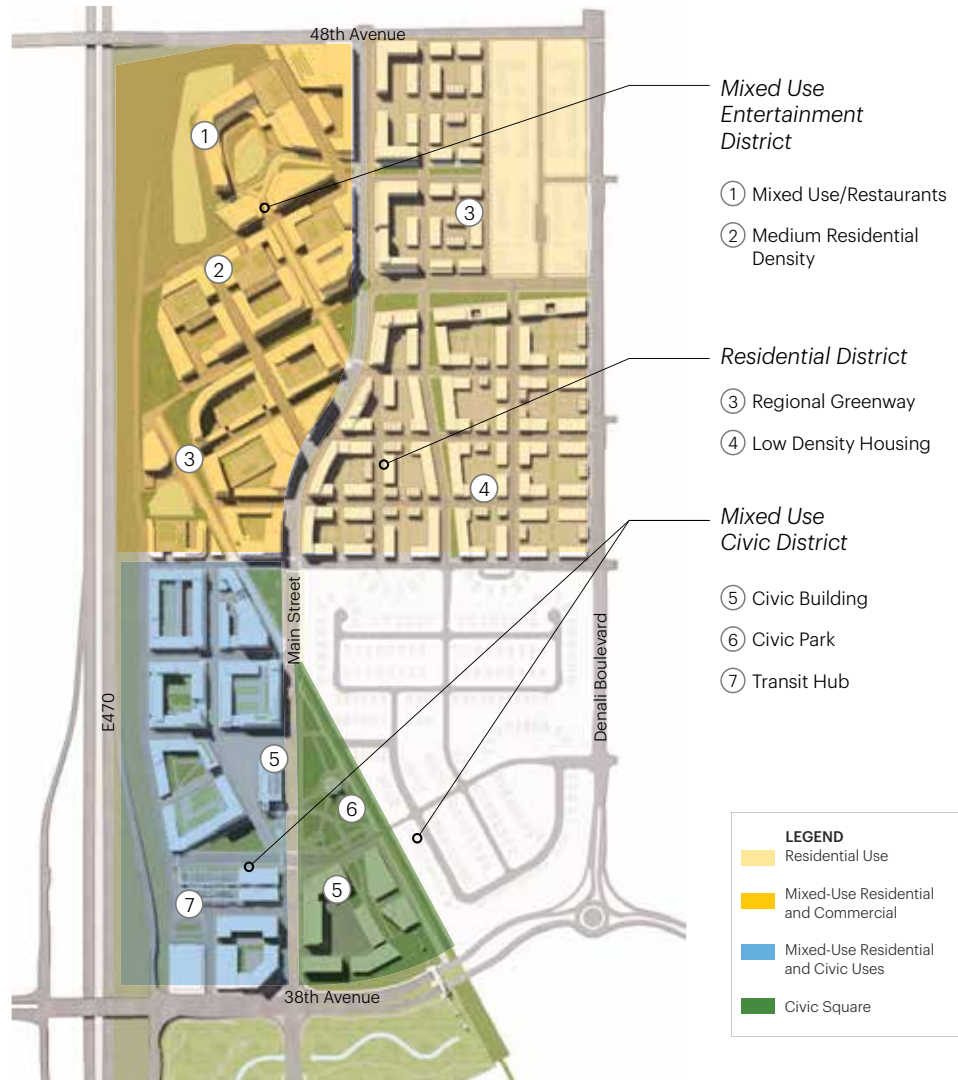
NUMBER	ACRES
PA-22	13.01
PA-25	11.83
PA-30	27.13
PA-82	24.35
PA-85	4.86

MEDICAL CAMPUS

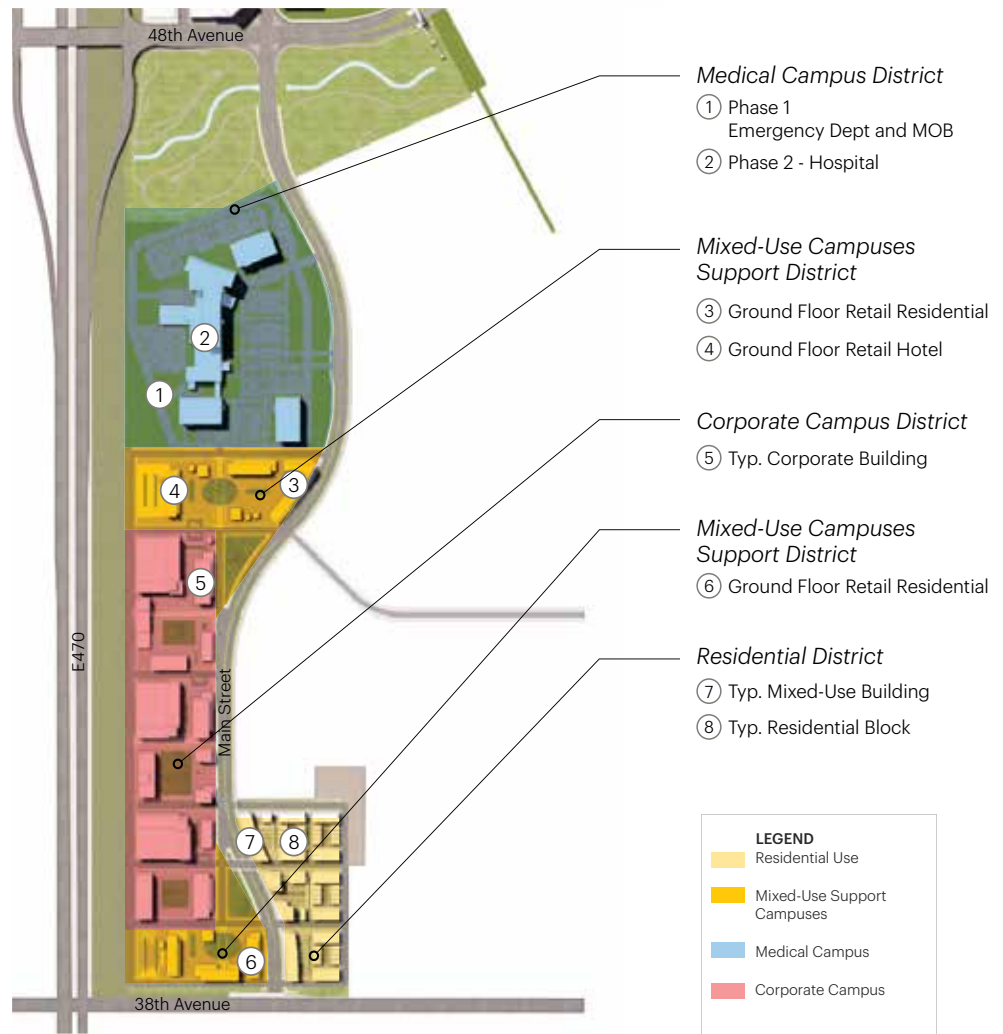
NUMBER	ACRES
PA-54	42.17

CORPORATE CAMPUS

NUMBER	ACRES
PA-57	30.46



North Site - District Plan



South Site - District Plan



Located across the street from the new Event Lawn on Main Street, the planned Civic Center will be a focal point of the community. In the early planning stages, it is envisioned to be an annex for integrated community services from the Metro District, the City of Aurora, Adams County, and state and federal agencies as appropriate to the community needs. The center could potentially house a police substation, public meeting space and post office, as well as municipal and county services such as licenses and permits.