

BUILD TO SUIT OPPORTUNITY

Potomac CAMPUS

Lot 1: 1290 S Potomac St
Aurora, CO 80012



DEVELOPMENT OPPORTUNITY AVAILABLE FOR A NEW HEALTHCARE FACILITY

CBRE

executive summary

Lot 1 of Potomac Campus in Aurora, Colorado, is available for build-to-suit development. It is strategically located near Aurora Mental Health and Recovery, which will provide Acute Care and Substance Use Disorder (SUD) services, and the Aurora Housing Authority, which will offer permanent supportive housing. The campus features community gardens, open lawns, patios, outdoor BBQ areas, a therapeutic garden, and a campus loop near the interstate for easy access.



INVESTMENT HIGHLIGHTS

Ideal potential development uses include:



**SUPPORTIVE
HOUSING**



**BEHAVIORAL
HEALTH**



**ADOLESCENT
CARE**



AT-RISK YOUTH



THERAPY



REHABILITATION



**COMMUNITY
HEALTH**

property description

Address	Lot 1; 1290 S Potomac St, Aurora, CO 80012
Price	\$1,500,000
Market/Submarket	Aurora CO
Square Footage	±51,771
Lot Size	±1.2 acres
Operating Expenses	TBD
Taxes	TBD



location overview

Aurora offers a rich blend of outdoor activities, arts, a diverse community, high-quality healthcare, and culinary options. Despite higher crime rates in some regions, many areas remain safe. The city is home to Buckley Air Force Base and the well-regarded Aurora Reservoir. Additionally, Aurora's drinking water meets high standards.



Key Points:

- ✓ **Outdoor Activities:** Abundance of hiking and biking trails, proximity to parks, lakes, greenways, and the Rocky Mountains.
- ✓ **Arts and Culture:** Strong emphasis on arts and cultural events, fostering community engagement.
- ✓ **Diverse Community:** Significant cultural diversity among residents.
- ✓ **Healthcare:** High-quality hospitals and financial assistance programs for healthcare affordability.
- ✓ **Safety:** Mixed crime rates with many safe areas.
- ✓ **Buckley Air Force Base:** Crucial for national defense.
- ✓ **Aurora Reservoir:** A notable local feature.
- ✓ **Drinking Water Quality:** Meets or exceeds state and federal standards.
- ✓ **Culinary Diversity:** Over 200 ethnic restaurants.

takeaways



AURORA IS AN EXCELLENT LOCALE FOR OUTDOOR ENTHUSIASTS DUE TO ITS NUMEROUS TRAILS AND PROXIMITY TO THE ROCKY MOUNTAINS.

THE CITY HAS A VIBRANT ARTS AND CULTURE SCENE THAT PROMOTES COMMUNITY ENGAGEMENT AND A SENSE OF BELONGING.

RESIDENTS BENEFIT FROM HIGH-QUALITY HEALTHCARE SERVICES, SUPPORTED BY FINANCIAL ASSISTANCE PROGRAMS.

SAFETY VARIES ACROSS THE CITY, WITH SOME REGIONS EXPERIENCING LOW CRIME RATES.

BUCKLEY AIR FORCE BASE IS A SIGNIFICANT EMPLOYER AND PLAYS A KEY ROLE IN NATIONAL DEFENSE.

AURORA RESERVOIR IS A PROMINENT RECREATIONAL SPOT.

THE CITY'S DRINKING WATER IS OF HIGH QUALITY, ADHERING TO STRICT STANDARDS.

AURORA BOASTS A RICH CULINARY LANDSCAPE WITH A WIDE RANGE OF ETHNIC DINING OPTIONS.

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INVESTMENT CONTACTS

CBRE U.S. Behavioral Health & Alternative Care Adaptive Re-Use Team

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