

# OFFERING MEMORANDUM

1588 Macon Street, Aurora, CO 80010



Prepared By:

Michelle Glass | Senior Real Estate Broker  
303.868.0011 | MichelleDirect@kw.com

Tanerra Shields | Director of Operations  
217.303.1004 | TanerraShields@kw.com



 [GlassPropertiesGroup.com](https://www.glasspropertiesgroup.com)

 [MichelleDirect@KW.com](mailto:MichelleDirect@KW.com)

 720-575-2870

 Denver, Colorado

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720-575-2870 | MichelleDirect@kw.com



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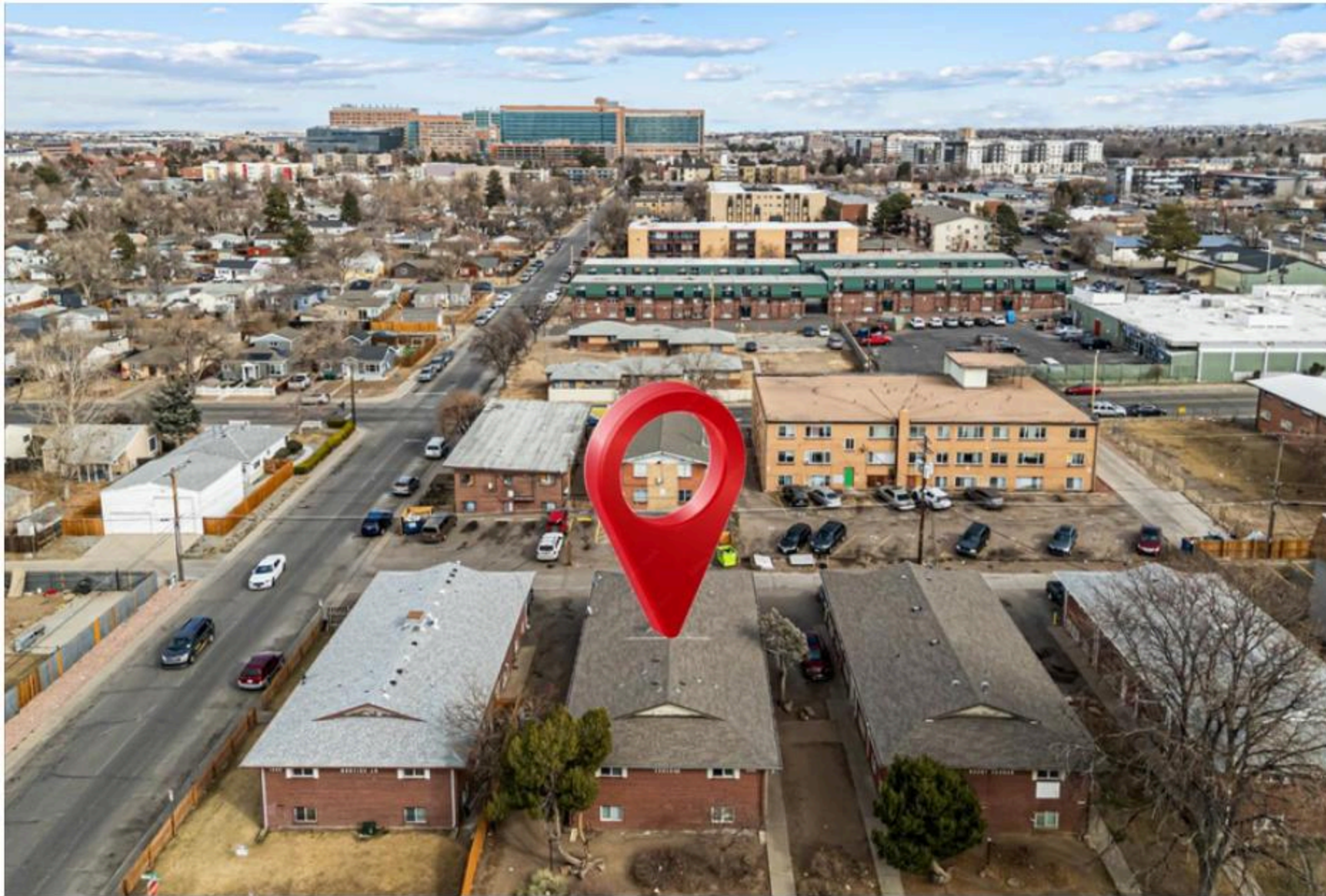
 [MichelleDirect@KW.com](mailto:MichelleDirect@KW.com)

 720-575-2870

 Glendale, CO



# EXECUTIVE SUMMARY



Exceptional investment opportunity at 1588 Macon St – an updated 8-unit multifamily property located in a high-demand Aurora rental corridor less than one mile from the Anschutz Medical Campus and UCHealth University of Colorado Hospital.

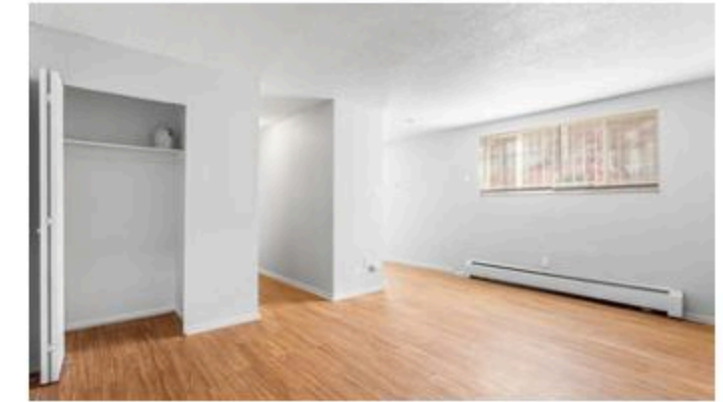
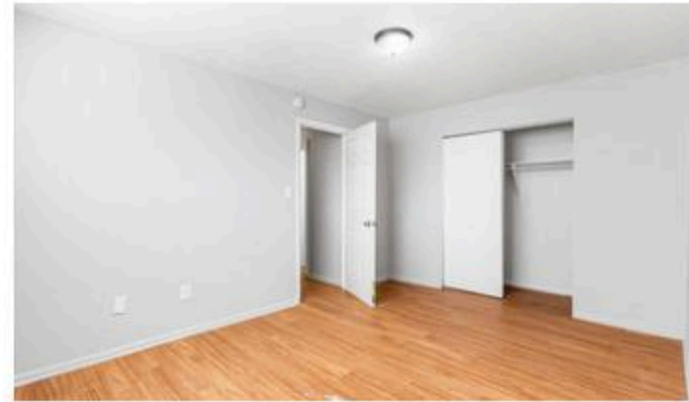
This well-maintained apartment building features updated interiors, offering modern finishes that attract medical professionals, hospital staff, students, and workforce tenants. Strong proximity to one of Colorado's largest employment centers provides consistent rental demand and long-term stability.

Situated under 10 minutes from Stanley Marketplace, residents enjoy convenient access to dining, retail, fitness, breweries, and entertainment. Easy access to major commuter routes, public transportation, and surrounding amenities further enhances tenant appeal.

## HIGHLIGHTS

- Updated Interiors with Modern Finishes
- Less Than 1 Mile to Anschutz Medical Campus
- Located in High-Demand Aurora Rental Corridor
- Under 10 Minutes to Stanley Marketplace
- Walkable Access to Dining, Retail & Entertainment
- Easy Access to Major Commuter Routes & Public Transit
- Positioned Near One of Colorado's Largest Employment Hubs

# INVESTMENT HIGHLIGHTS



## **SITE ADDRESS**

1588 Macon Street, Aurora, CO 80010

## **PROPERTY OVERVIEW**

1588 Macon Street is an 8-unit property composed of 1 bedroom units. It is a well-located asset, just minutes from all Denver has to offer, and it presents an attractive choice for central Colorado renters.

## **LOCATION OVERVIEW**

C class/working class rental apartment homes will be in high demand near the new developments of A class buildings surrounding the Stanley Marketplace Center that offers premium eateries, shopping and wellness services. In addition, just minutes away is the new development of the University of Colorado Anschutz Medical Campus, University of Colorado Hospital, Children's Hospital of Colorado, the Veteran's Affairs Hospital and the site of the developing Fitzsimons Innovation Community, a 125-acre bioscience park for a variety of biomedical research companies. As the medical campus continues its growth, employment in the area will only increase, making employees there and supporting businesses very likely to reach out into the surrounding area for rentals.

## **PROPERTY SUMMARY**

- Number of Units: 8
- Building Size: 5,320 sqft
- Lot Size: 7,116 sqft
- Years Built: 1964
- Number of Beds: 8
- Number of Buildings: 1
- Class: C
- Zoning: OA-G



# FINANCIALS and RENT ROLL

# FINANCIALS

<b>Sales Price</b>	<b>\$950,000</b>
	<b>Proforma</b>
Rental Income	\$99,480
Vacancy (7%)	-6,964
RUBS Utility Chargeback	\$14,400
<b>Total Operating Income</b>	<b>\$106,916</b>
<b>Expenses</b>	
Repairs and Maintenance	\$14,800
Insurance	\$5,745
Management Fees (7%)	\$6,476
Utilities	\$15,000
Taxes	\$8,095
<b>Total Expenses</b>	<b>(\$53,116)</b>
<b>Net Operating Income</b>	<b>\$53,800</b>
<b>Cap Rate</b>	<b>6.0%</b>

# RENT ROLL

Unit	BD/BA	Sqft	Market Rent	Current Rent
#101	1/1.00	525	\$980.00	\$950.00
#102	1/1.00	525	\$980.00	VACANT
#103	1/1.00	525	\$980.00	VACANT
#104	1/1.00	415	\$980.00	VACANT
#201	1/1.00	525	\$1,100.00	\$1,100.00
#202	1/1.00	525	\$980.00	\$850.00
#203	1/1.00	525	\$980.00	\$900.00
#204	1/1.00	525	\$1,310.00	\$1,310.00
		<b>4,090</b>	<b>\$8,290.00</b>	<b>\$5,110.00</b>

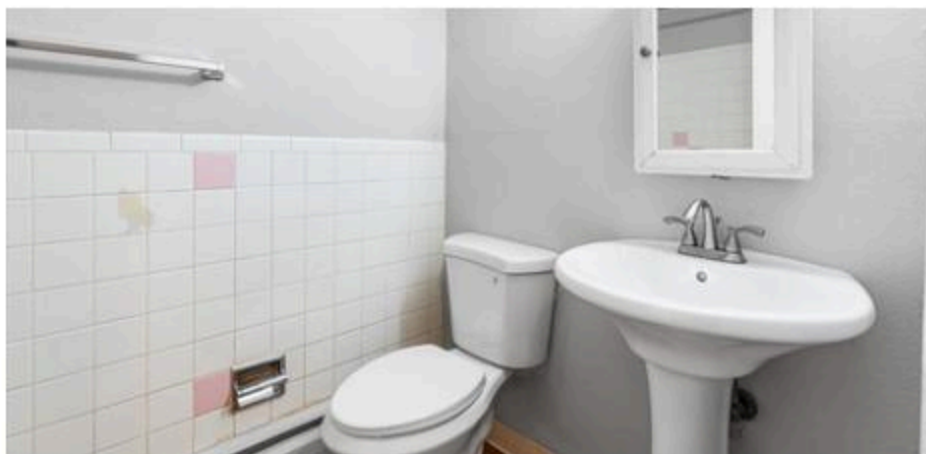
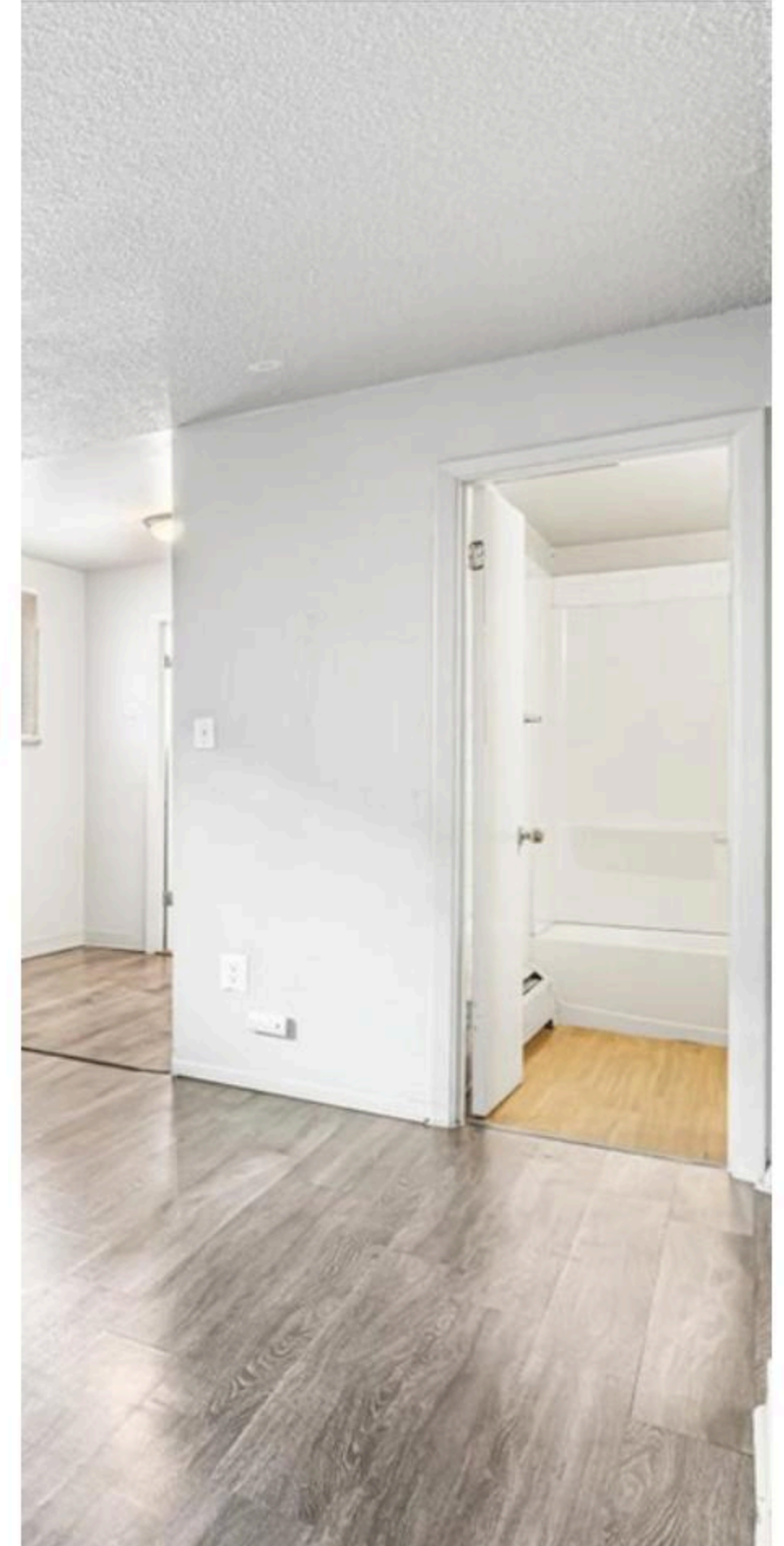
# PROPERTY PHOTOS & FLOOR PLANS



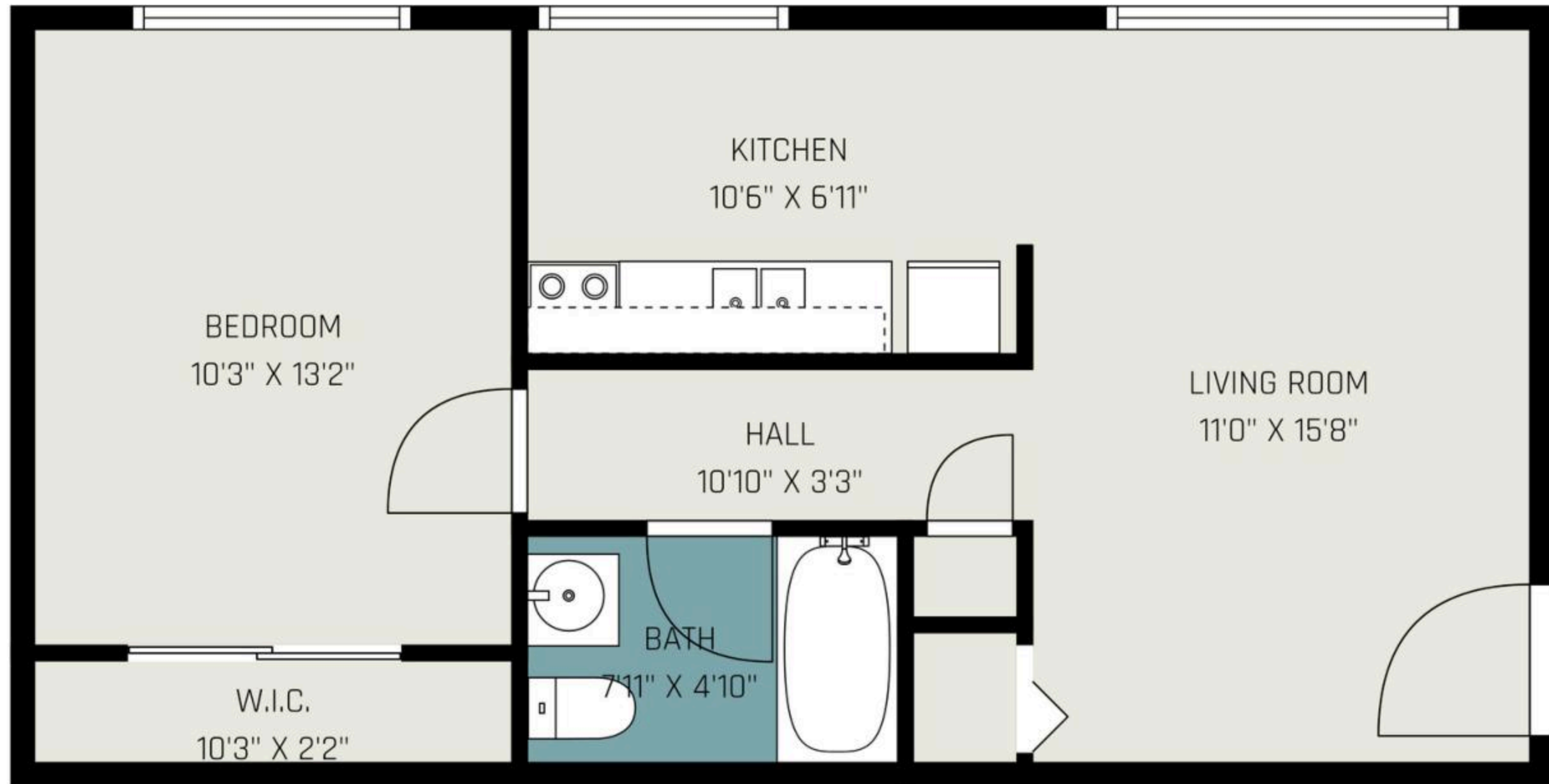
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# 1 BEDROOM FLOORPLAN



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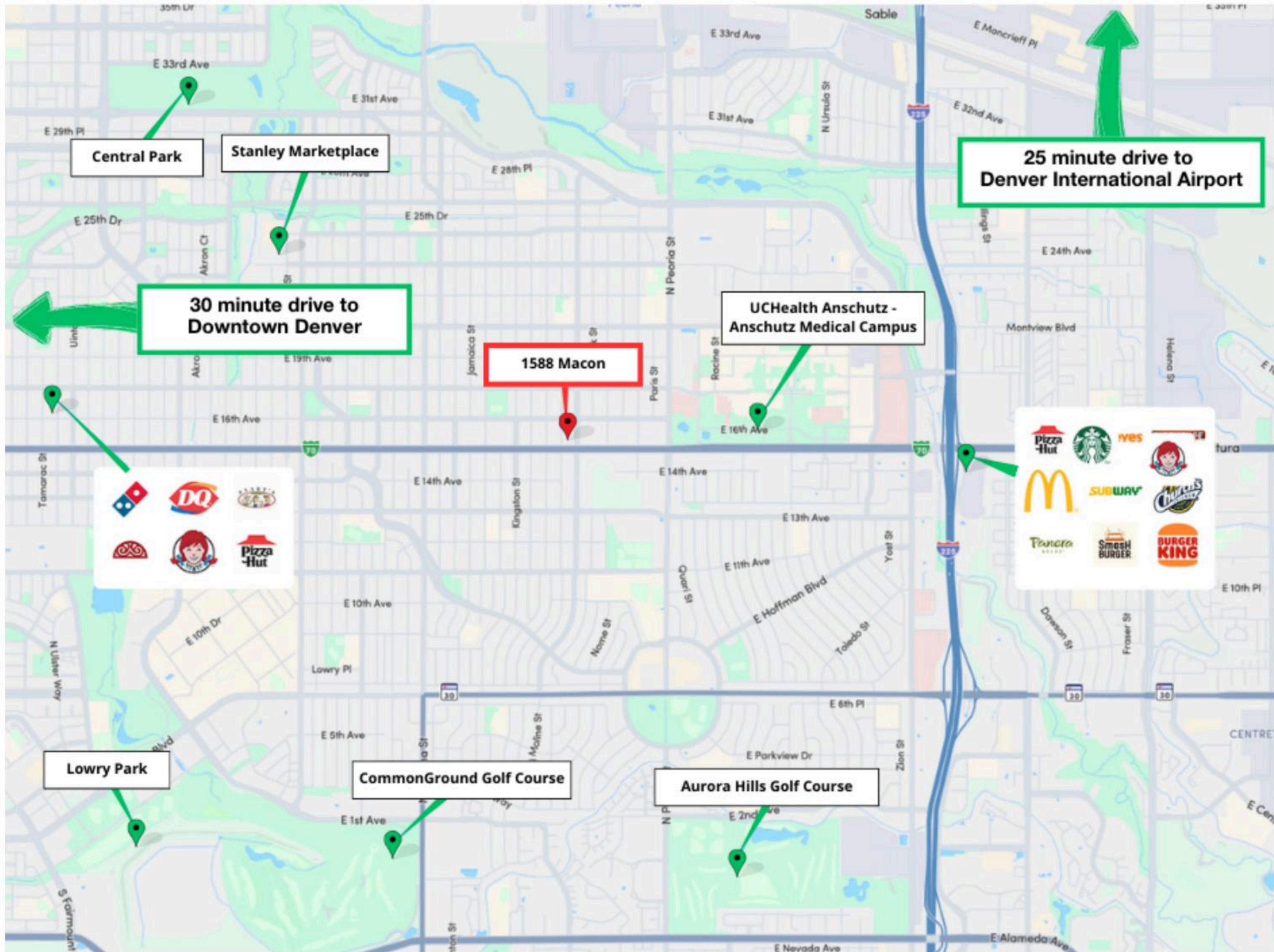
# MAPS

University  
of Colorado  
Anschutz  
Medical  
Campus

← Research  
→ Research  
↑ Building

OFFICE  
CEMENT  
NS







# AREA OVERVIEW

# Aurora

Aurora, Colorado is a vibrant city located in Arapahoe, Adams, and Douglas counties. As the third-most-populous city in Colorado, it boasts a diverse community with a blend of suburban and urban lifestyles. The city's proximity to Denver enhances its appeal, while meticulously planned neighborhoods and a strong military presence add to its character. Aurora is renowned for its rich history and dynamic culture, making it a hidden gem for residents and visitors alike.

## Recreational Delights

Aurora offers a plethora of recreational opportunities, perfect for outdoor enthusiasts. The city manages over 100 parks and spans more than 6,000 acres of open space. Key attractions include:

- Cherry Creek State Park: A popular spot for hiking, fishing, and boating on its reservoir.
- Aurora Reservoir: Ideal for water activities such as kayaking, paddleboarding, and picnicking.
- Jewell Wetlands: Featuring beautiful trails and unique wildlife viewing opportunities.
- Plains Conservation Center: A nature area that offers educational programs and trails through native prairie.

Outdoor sports are also a highlight, with several golf courses such as the award-winning Aurora Hills and Meadow Hills courses. The Aurora Sports Park, which hosts regional tournaments, underscores the city's commitment to active living.

## Culinary scene

Aurora's culinary scene is a melting pot of flavors, showcasing a wide array of cuisines reflecting its diverse population. The city is known for:

- Central Aurora: A hotspot for Asian cuisines, including Vietnamese and Chinese restaurant favorites.
- Havana Street: A vibrant strip lined with eateries, offering tastes of Latin American delights, and great local spots for burritos and tacos.
- Stanley Marketplace: A unique gathering of local vendors featuring craft beer, artisanal food, and trendy dining options.
- Craft Breweries: Numerous craft breweries have emerged, with a focus on locally sourced ingredients and unique brews. The culinary scene is continually evolving, with food festivals showcasing the city's diverse palette and fusion cuisine.

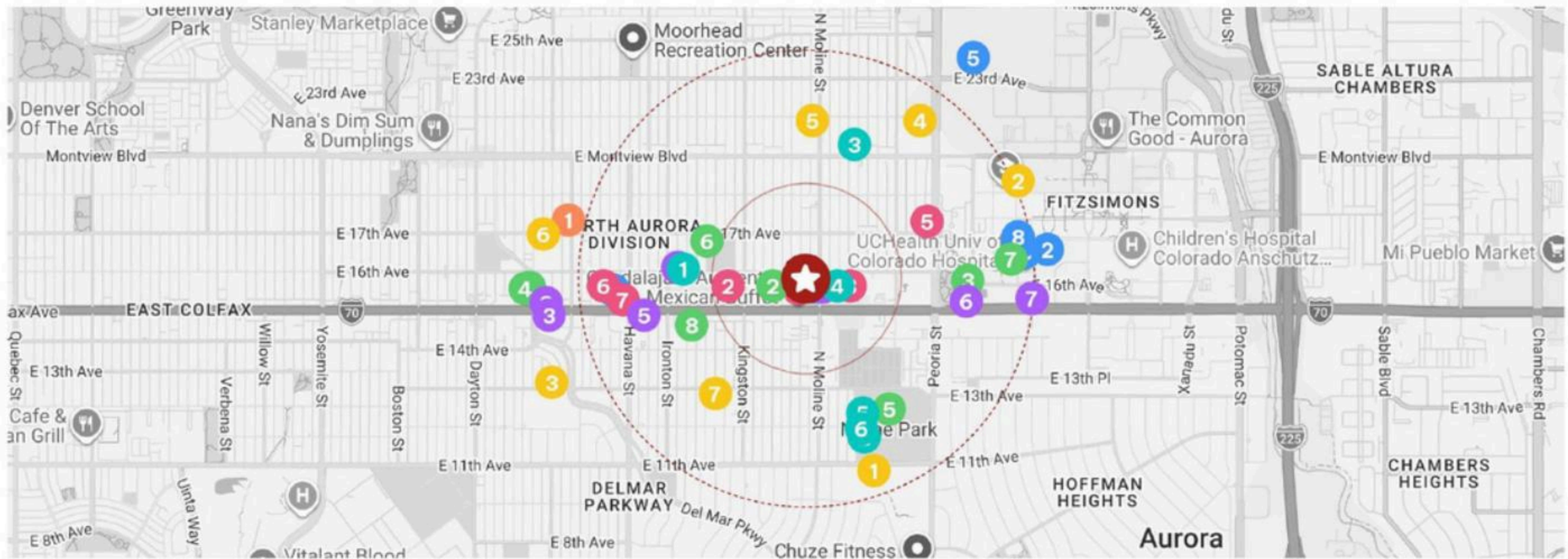




# **DEMOGRAPHICS and MARKET OVERVIEW**

# POINTS OF INTEREST

— 5min walk    - - - 10min walk



## HEALTH CLUBS/GYMS

- 1 UCHealth University of Col-...
- 2 UCHealth Anschutz Outpa-...
- 3 UCHealth Anschutz Inpatient...
- 4 UCHealth Anschutz Inpatient...
- 5 UCHealth employee lot 9...
- 6 Risas Dental and Braces -...
- 7 Comfort Dental Colfax and...
- 8 UCHealth Pharmacy - Uni-...

## RESTAURANTS

- 1 Guadalajara Authentic Mex-...
- 2 McDonald's
- 3 Carbon Coffee
- 4 Starbucks

## 5 Phở Peoria

- 6 La Guatemalteca
- 7 Little Caesars Pizza
- 8 Top Phở

## ENTERTAINMENT

- 1 The People's Building
- 2 Las Adelitas Night Club
- 3 Generals' Park
- 4 Manos Sagrados
- 5 Nome Park
- 6 Spencer Garrett Park
- 7 Bruce Schroffel Auditorium - ...
- 8 La Boom Event Center

## SHOPPING

- 1 El Mercado De Colorado
- 2 arc Thrift Stores
- 3 De Mi País Market
- 4 Lowe's Mercado
- 5 Goodwill Store & Donation...
- 6 Carbon Coffee
- 7 Starbucks

## CULTURE

- 1 Centennial House Museum

## EDUCATION

- 1 Aurora Central High School
- 2 Anschutz Health Sciences...

## 3 Aurora West College...

- 4 North Middle School
- 5 Montview Elementary...
- 6 Crawford Elementary School
- 7 Kenton Elementary School

## SPORTS

- 1 Planet Fitness
- 2 AURORA CENTRAL HIGH...
- 3 19TH HOLE CLUBHOUSE
- 4 Better Life Nutrition and Fit-...
- 5 Nome Park Playground
- 6 Basketball court 2

# Demographics

- Approximate population: 2,936,665.
- Median age: 36.9 years, younger than the national average.
- Median household income: \$88,512, higher than the US average of \$75,149.



## 2022 POPULATION BY AGE



## Quality of Life

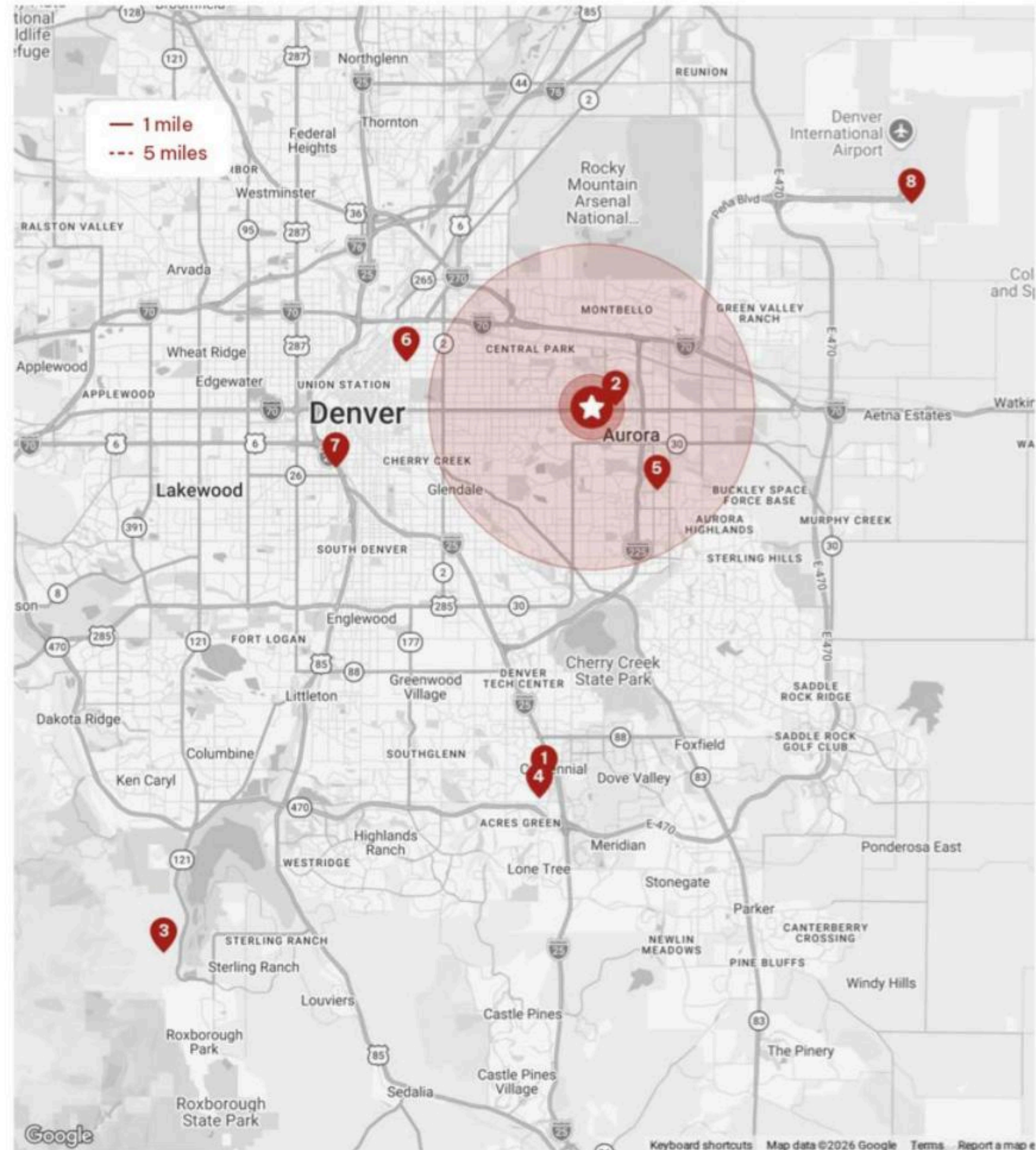
The quality of life in Denver-Aurora-Centennial is notably high, offering a blend of urban convenience and natural beauty. The community features excellent healthcare, a strong education system, and a diverse range of recreational activities. Residents enjoy a moderate climate with over 300 days of sunshine each year.

## Education

- Denver Performing Arts Complex
- Red Rocks Amphitheatre
- Museum of Contemporary Art Denver
- Denver Art Museum

# — EMPLOYERS

- 1 CommonSpirit Health Region Office
- 2 UCHealth University of Colorado Hospital (UCH)
- 3 Lockheed Martin Space
- 4 Xfinity Store by Comcast
- 5 Kaiser Permanente Aurora Centrepoint Medical Offices
- 6 Denver County School District 1
- 7 City & County of Denver
- 8 United Airlines Ground Equipment Facility



Health Care and Social Assistance	12.92%
Professional, Scientific, and Technical Services	12.7%
Retail Trade	10.55%
Educational Services	8.6%
Construction	8.3%
Manufacturing	7.12%
Accommodation and Food Services	6.77%
Finance and Insurance	6.23%
Transportation and Warehousing	4.97%
Public Administration	4.54%
Administrative and Support and Waste Management Services	4.38%
Information	3.49%
Real Estate and Rental and Leasing	2.72%
Wholesale Trade	2.68%
Arts, Entertainment, and Recreation	2.52%
Other	1.53%



**\$289.54M**

Annual GDP



**4%**

Unemployment rate



**19th**

Largest economy in U.S.



FACTORY  
FASHION

# MEET THE TEAM

LIVE JAZZ  
FACTORY  
FASHION  
NO COVER  
LAST SUNDAY OF EVERY MONTH  
ALL AGES WELCOME 1PM - 3PM

INDUSTRIAL

256

## MEET THE TEAM



### **MICHELLE GLASS**

Senior Real Estate Advisor | Broker  
303-868-0011  
MichelleDirect@W.com



### **TROY STEPHENS**

Real Estate Advisor  
404-308-2547  
TroyStephens@kw.com



### **TANERRA SHIELDS**

Director of Operations  
217-303-1004  
TanerraShields@kw.com



### **AMY BROWN**

Transaction Coordinator  
720-212-4527  
Amy@tc-results.com



### **RED BALANQUIT**

Marketing Coordinator  
317-812-2410  
red.glassproperties@gmail.com



# Stanley



Prepared By:

Michelle Glass | Senior Real Estate Broker  
303.868.0011 | MichelleDirect@kw.com

Tanerra Shields | Director of Operations  
217.303.1004 | TanerraShields@kw.com



GlassPropertiesGroup.com



MichelleDirect@KW.com



720-575-2870



Glendale Colorado