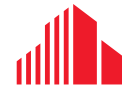


FOR SALE

Sterling Hills Parkway and East Villanova Place

Aurora, Colorado 80014



CUSHMAN &
WAKEFIELD



Sterling Ridge

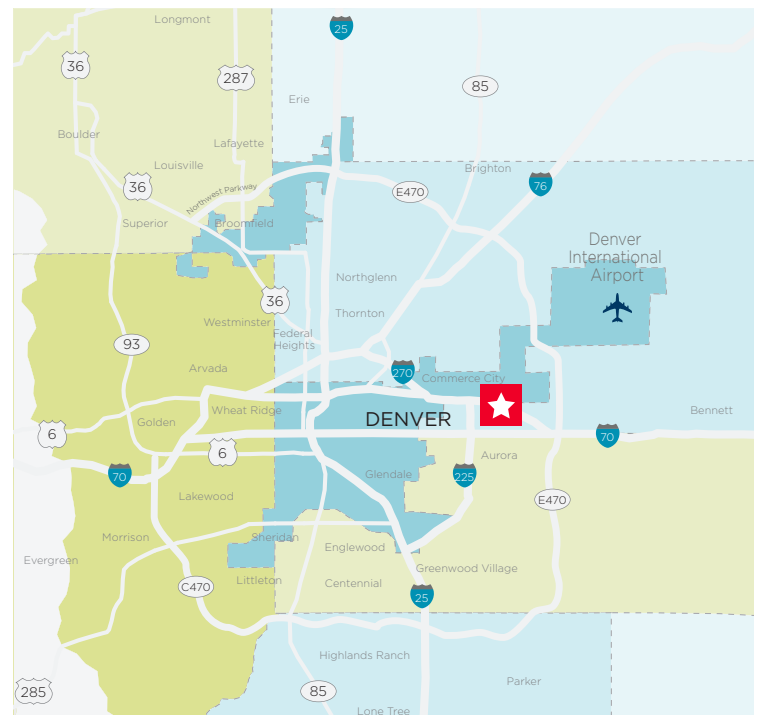
Sales Price: \$2,200,000 (\$5.57/SF)

Sterling Ridge is a 74-unit townhome project planned for an infill site just off Tower Road in the heart of Aurora. The project was processed as a townhome-style condo community with both duplex and triplex product. The developer was originally looking at renting the units with a possible conversion down the road. The site plan has been approved by the Planning Commission, but not recorded. The building plan packages are 95% complete and could be submitted to the City very soon. All units are 2 or 3 bedroom, 2 bath, 2 car garage plans.

Please see reverse for aerial and demographics.

Property Features

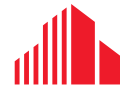
Site Size	9.07 Acres, M/L
Units	74 Townhome Units
City	Aurora
County	Arapahoe



FOR SALE

Sterling Hills Parkway and East Villanova Place

Aurora, Colorado 80014



CUSHMAN &
WAKEFIELD



Demographics

CoStar, 2017

	1 Mile	3 Miles	5 Miles
2017 Population	22,252	132,251	294,113
Households	7,984	48,003	108,870
Average HH Income	\$82,288	\$70,930	\$69,050
Pop. Growth 2017-2022	7.93%	8.13%	8.41%
Average Age	35.50	35.50	35.90

Front Perspective View



For more information, please contact:

Mike Kboudi
Managing Director
+1 303 312 4262
mike.kboudi@cushwake.com

Jim Capecelatro
Managing Director
+1 303 312 4295
jim.capecelatro@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

cushmanwakefield.com