

Statistics & Projections

- Horizon Uptown (the 503 acre mixed use Lend Lease development north of the Aurora One site) is envisioned to be the new “downtown” for east Aurora.
- Projections call for 92,000 new houses to be built along the E-470 corridor, approximately 60,000 of which are located within 5 miles of the Aurora One site
- **Traffic Counts:**
 - Daily traffic counts show approximately 35,000 vehicles travel the segment of I-70 at E-470
 - Daily traffic counts show approximately 18,000 vehicles currently travel on E-470 past the Aurora One site, growing to 28,000 vehicles by 2008
 - 5,000 vehicles exit Colfax daily from I-70
- **Population Projection & Demographics:**
 - Within a 3 mile radius of the site – 8,941 growing to 11,306 in 2011
 - Within a 5 mile radius of the site – 82,581 growing to 95,652 in 2011
 - Within a 10 mile radius of the site – 485,574 growing to 529,467 in 2011
- Denver International Airport, located north of the Aurora One site along E-470 was the 5th busiest airport in the nation in 2006
- Buckley Air Base, located west of the Aurora One site is a key link in the United States Air Force Space Command Satellite Tracking System and is a magnet for the aerospace industry employers wishing to locate close to the air base.
- ProLogis, whose Global Headquarters is located in Denver, operates a major facility northwest of the Aurora One site which currently employs 3,000 workers.
- The number of adults working in the 5 zip codes that include and surround the site has increased 71% since 1999.
- Over 250,000 new residents are expected to move into the E-470 corridor over the coming decades.
- The Aurora One trade area is currently home to 112,340 people and that population is expected to grow an average of 5.56% per annum (6 times the national average)
- By 2020, the trade area population is expected to double to approximately 230,000 residents
- Demand analysis show that by 2014 the immediate area will need approximately 8.7 million square feet of commercial space to accommodate area growth