

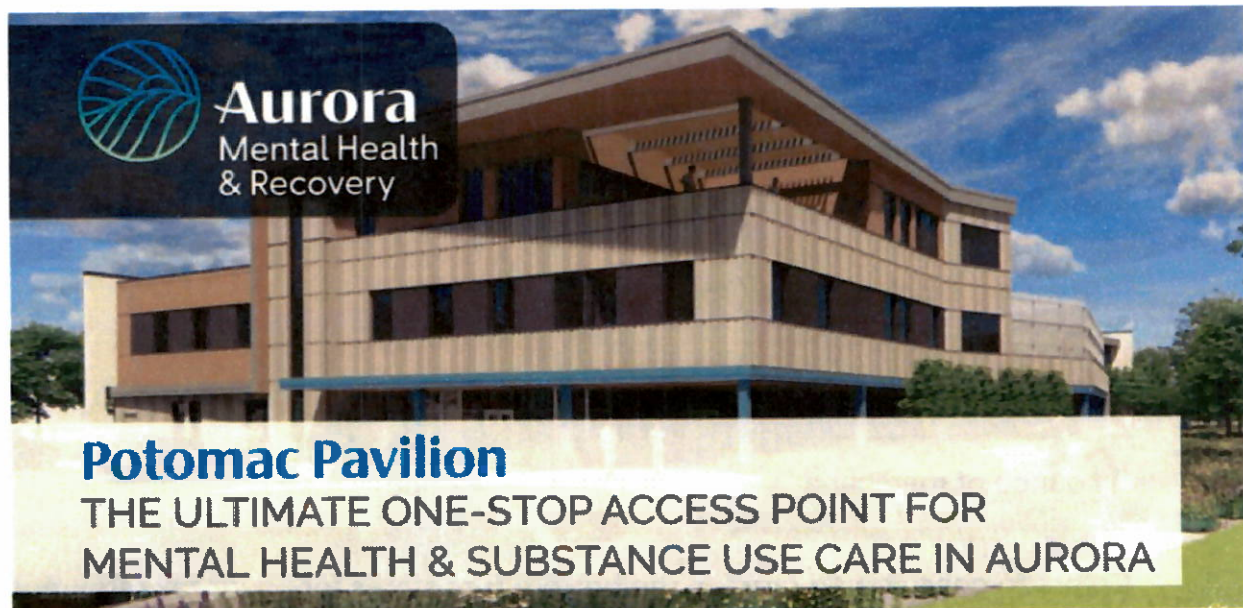
# Support HB26-1301: Hospital Funding

## Colorado has an acute shortage of civil beds

Colorado has failed to create and maintain an adequate number of long term behavioral health beds. In the 1960s Colorado had around 2K mental health beds. Now with 4X the population, the state owns two mental health hospitals with a combined total of 654 beds for long term behavioral healthcare. These are individuals who are broadly rejected from privately run mental health institutions, and whose only option are state facilities. As a result, wait lists are long. One Sheriff has been holding a person for 2 years in jail that belongs in a hospital.

**HB26-1301 will create a stable, dedicated funding source** for these critical behavioral health needs, by establishing a facility on the Front Range in Aurora, and by funding long term behavioral health needs in Mesa County.

The **Colorado Mental Health Institute at Aurora** will be a 50-70 bed long term behavioral health facility, co-located on a campus with supportive housing, and the Potomac Pavilion, the first campus of its kind in the state.



Also, all current long term beds are on the Front Range. This bill ameliorates that.

## Additional Benefits of HB26-1301

- Supports law enforcement in the greater Metro Area and the Western Slope to allow access to State Hospital beds without taking officers out of service for long periods to transport to the State Hospital in Pueblo.
- Supports patients and law enforcement, as some have stayed in jails for over two years, waiting for a bed at the State Hospital in Pueblo.
- Supports District Attorneys who report that case backlogs hinder their ability to move forward to trial in a timely manner.
- Allows for safe community step-down partnerships for care for those with more vulnerable needs, allowing opening up needed beds for more serious needs.
- Enhances public safety with more opportunities to provide safe and stable care.

## Revenue Source

HB26-1301 will ask voters to approve small increases in taxes on alcohol and marijuana to provide a stable, long term funding source. Currently in Colorado, taxes on marijuana and alcohol go largely to education capital funds, and the Old Age Pension fund respectively. While recent fees on alcohol are dedicated towards substance use treatment this is a result of the legal limitations of TABOR enterprises, which taxes are not subject to. Assuming 100% of the tax increase in this bill is passed onto consumers here is how prices will change:

	Price increase under HB 1301
6-pack of malt liquor ("beer")/cider (72 oz)	3¢
Standard bottle of wine (750 ml)	3.67¢
Standard bottle of spirits (750 ml)	30.12¢
1 ounce of marijuana	42.56¢

Colorado consistently ranks in the bottom 5 of states for liquor tax rates, and voters would get the final say as to whether they believe that very modest taxes on harmful substances are worthwhile to help reduce our acute long term civil bed shortage.

**BUILD TO SUIT OPPORTUNITY**

# Potomac CAMPUS

Lot 1: 1290 S Potomac St  
Aurora, CO 80012

**DEVELOPMENT OPPORTUNITY AVAILABLE FOR A NEW HEALTHCARE FACILITY**

CBRE'S NATIONAL BEHAVIORAL HEALTH ADVISORY GROUP

**CBRE**

# executive summary

Discover a rare opportunity to become part of a mission-driven, 7-acre Potomac Pavilion Campus dedicated to supporting and uplifting the Aurora community. The campus consists of three individually plotted lots—two of which are already activated with essential community assets: a 24/7 acute care facility and a newly under construction 43-unit affordable housing community for single residents.

We are now seeking a **third visionary partner** to complete this collaborative campus and help strengthen a seamless continuum of care. This is an exceptional chance to align your organization with a thoughtfully designed environment centered on integrated services, meaningful partnership, and improved outcomes for the clients and residents we collectively serve.

Join us in shaping a campus where mission-driven organizations work side by side to create lasting impact.



## INVESTMENT HIGHLIGHTS

Ideal potential development uses include:



SUPPORTIVE HOUSING



BEHAVIORAL HEALTH



ADOLESCENT CARE



AT-RISK YOUTH



THERAPY



REHABILITATION



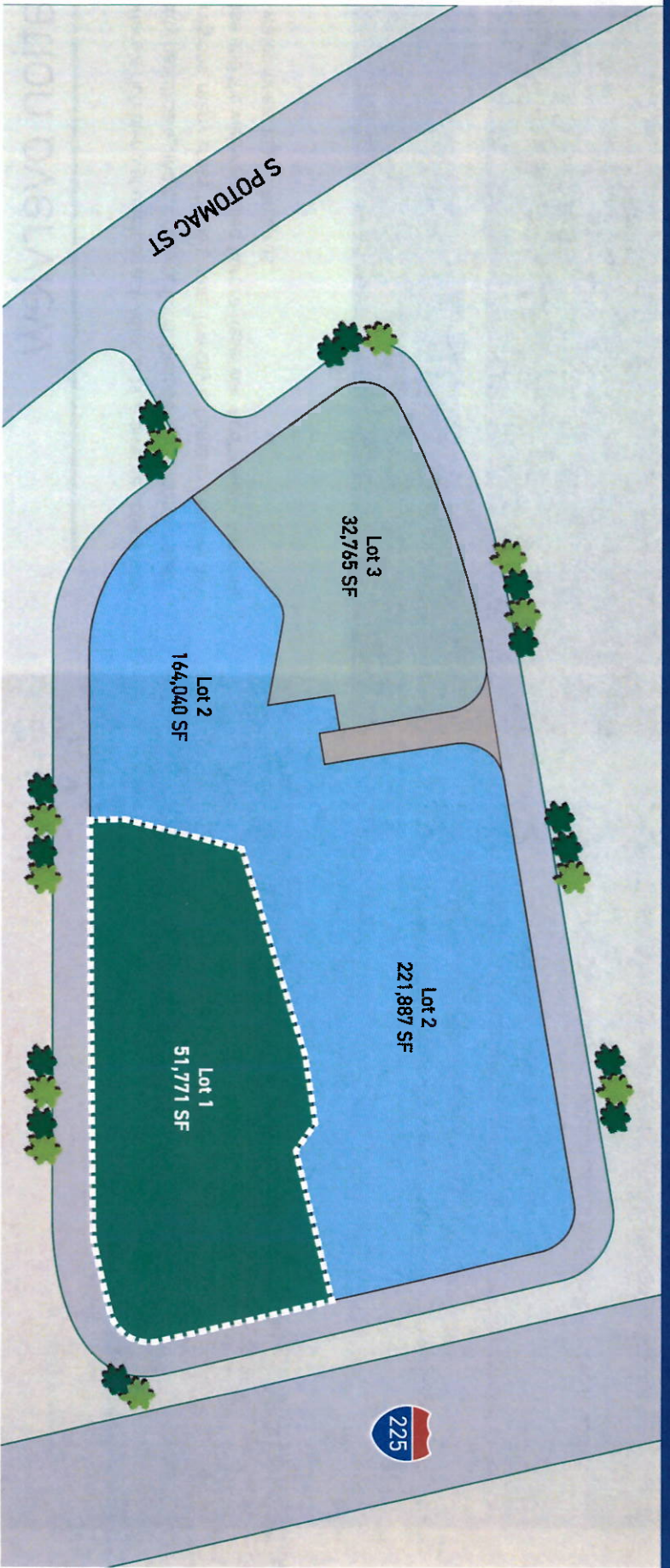
COMMUNITY HEALTH

# property overview

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

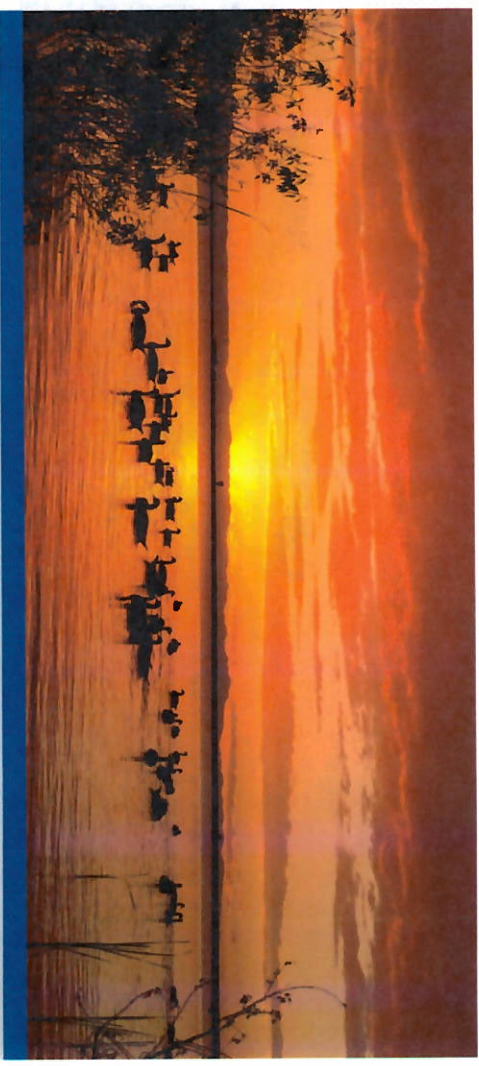
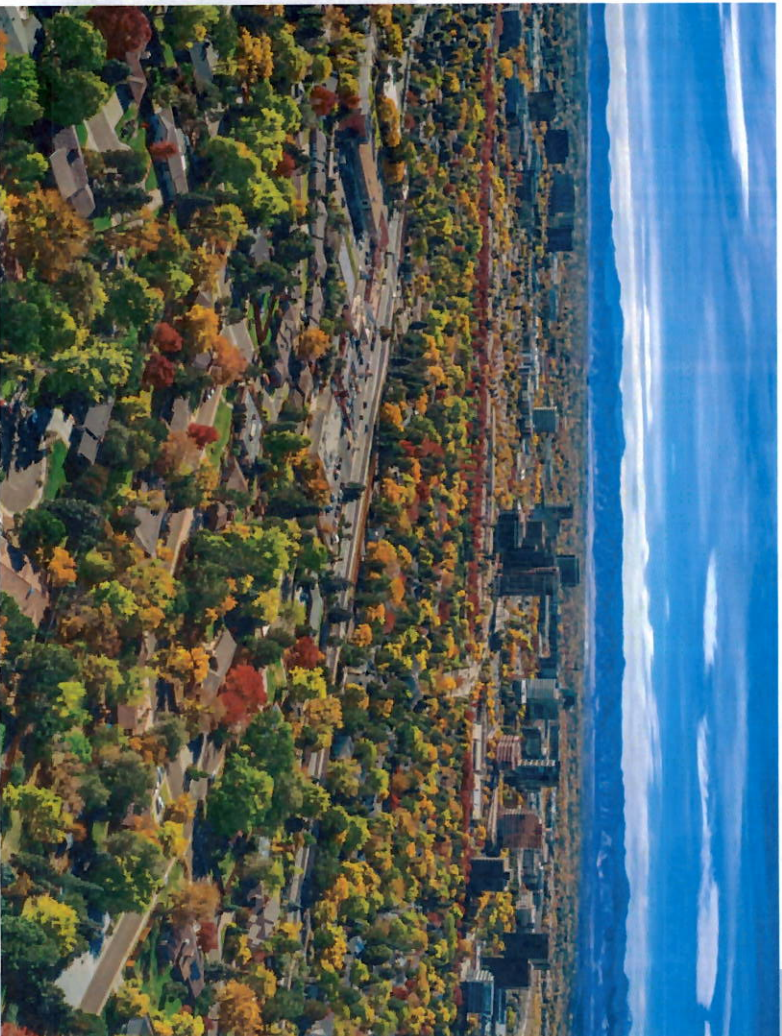
## About the Potomac Pavilion

Aurora Mental Health & Recovery has purchased a 7.3-acre property at **1290 S. Potomac St., Aurora, CO 80012**. The site is adjacent to several major medical service providers and visible from I-225 near the E. Mississippi Ave. exit—making it easy for first responders and community members to find, day or night.



# 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.





# Current Campus Partners

## Aurora Mental Health Recovery

Opening in early 2026, the Potomac Pavilion will become Aurora's premier one-stop access point for mental health and substance use care. This 24/7 walk-in clinic is designed to simplify how individuals and first responders connect with crisis services and behavioral health treatment—providing same-day support, stabilization, and referrals for both inpatient and outpatient care. In its first year alone, the Potomac Pavilion is expected to serve more than 10,000 community members. By offering immediate, specialized care, the Pavilion will significantly reduce reliance on emergency rooms and local hospitals, which are often ill-equipped to manage behavioral health crises. Instead, individuals will receive compassionate, expert support in a setting built specifically for their needs—helping prevent people from falling through the cracks of our community's safety net. Our mission is simple: meet people where they are, ensure their safety, and guide them towards recovery.

### Services Provided

The Potomac Pavilion will offer a full continuum of behavioral health services under one roof, including:

-  24/7 Walk-In Crisis & Detox Services
-  Same-Day "Connect to Care" Access
-  Crisis Stabilization Unit
-  Substance Use Intervention Services

## Our Partners & Stakeholders




We are collaborating closely with the City of Aurora, Arapahoe County, Adams County, and the State of Colorado. The Signal Behavioral Health Network, which manages Colorado's Managed Service Organization contract and federal crisis/substance use funding, is a key supporter.

Our stakeholder network includes first responders and law enforcement agencies across Aurora and the southern metro region, ensuring the Pavilion functions as a truly practical, adaptable, and effective "one-stop" access point for all who may need it.

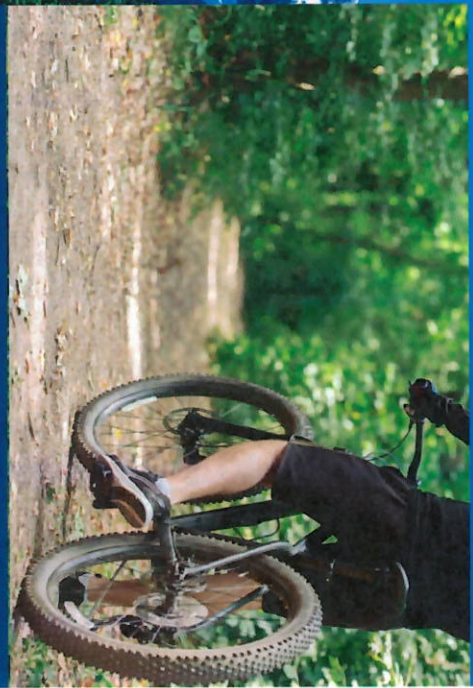
## Sanctuary on Potomac

Sanctuary on Potomac is a permanent supportive housing project being developed by the Aurora Housing Authority in partnership with Aurora Mental Health and Recovery. It is not yet complete and is expected to open in 2026.

### Details on Sanctuary on Potomac

-  **Supportive housing:** The project will offer 43 one-bedroom permanent supportive housing units for individuals and families exiting homelessness.
-  **Amenities:** Planned features include a lobby, community room, wellness room, courtyard, and after-hours security staff. The units will be furnished and include standard appliances.
-  **Supportive services:** On-site services will be provided by Aurora Mental Health and Recovery, including case management, substance use disorder treatment, health education, and employment services.

# 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.



# Potomac CAMPUS

Lot 1 : 1290 S Potomac St  
Aurora, CO 80012

## INVESTMENT CONTACTS

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