

**901** | **VALLEJO ST**  
DENVER, CO 80204

FOR LEASE - LEASE RATE  
**\$2,500/MONTH (FSG)**



**ZONED FOR OUTDOOR STORAGE**  
EASY ACCESS TO DOWNTOWN & I-25



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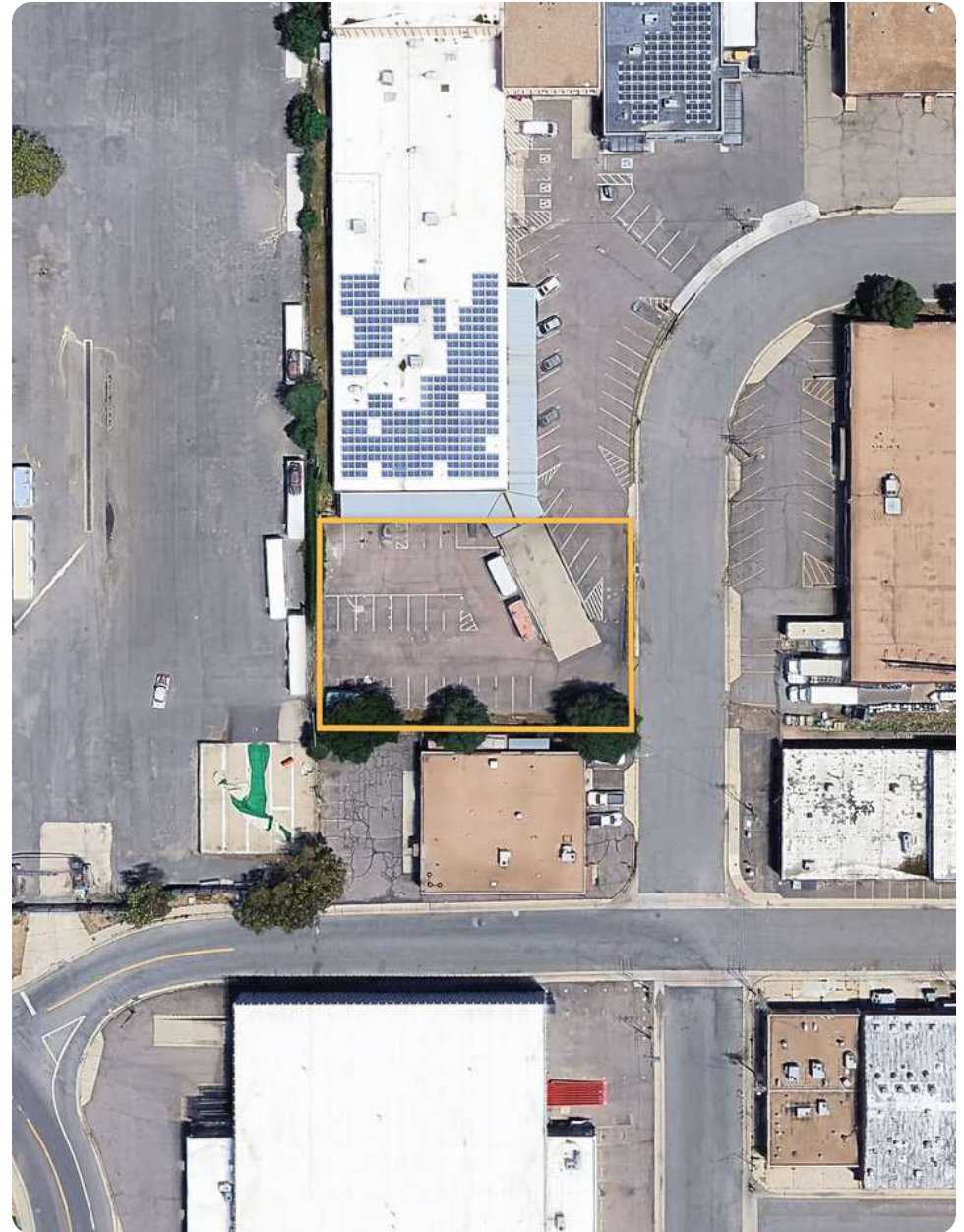
# PROPERTY HIGHLIGHTS

Address	901 Vallejo St
City, State, Zip	Denver, CO 80204
Lease Rate	\$2,500/ month
Lease Type	Full Service Gross
Lot Size	17,300 SF
Zoning	I-B

## PROPERTY DESCRIPTION

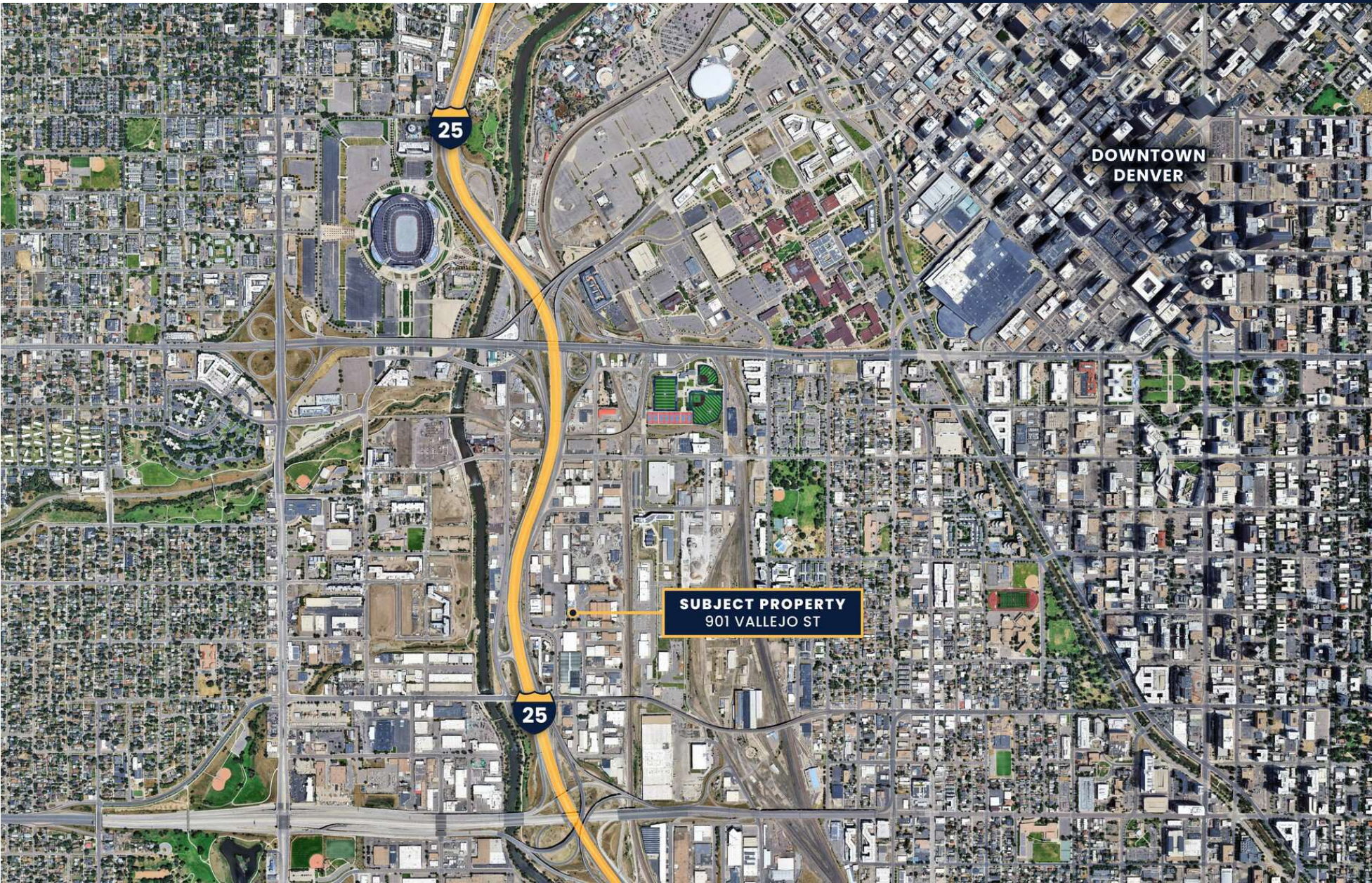
Located just minutes from downtown Denver, this industrial storage yard offers convenient, secure, and accessible outdoor storage space for your business needs. With easy access to I-25 and 6th Ave and prime proximity to the Downtown Denver, it's the ideal location for storing equipment, materials, and vehicles. Whether you're in construction, logistics, or any industry that requires reliable storage, this site provides the perfect solution to keep your operations running smoothly.

- Outdoor Storage
- Centrally Located with easy access to I-25
- Perfect for any contractor, construction crew that needs Outdoor Storage near Downtown
- Rare opportunity - IOS Site near downtown





# AERIAL MAP





# WHY DENVER?

## Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

# #1

**Best State  
Economy**  
U.S. News

# #2

**Best Place  
to Live**  
U.S. News

# #3

**Fastest Growing  
State This Decade**  
U.S. Census

## A BURGEONING BUSINESS HUB



**AEROSPACE & DEFENSE**



**ENERGY**



**LIFE SCIENCE**



**Finance**



**EDUCATION**



**FOOD & BEVERAGE**



**BIOSCIENCE**



**TECHNOLOGY & TELECOM**



**GOVERNMENT**





**UNIQUE**  
PROPERTIES

TCN  
REAL ESTATE SERVICES

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