

# FOR SALE

## 9,374 SF LAND



**MALMAN**  
REAL ESTATE



### 4300 Adams Street Denver, CO 80216

## Property Highlights

- » Located in the CO Opportunity Zone and the Denver Enterprise Zone
- » Great parking/outdoor storage opportunity for 3300 East 43rd Avenue (industrial building for sale across the street)
- » Easy access to major interstates

## Property Details

Land Size	9,374 SF
Price Per SF Land	\$40/sf
Zoning	E-MX-2X
Taxes	\$5,358.82 (2024)

**For Sale: \$375,000**

For more information:

**JAKE MALMAN**  
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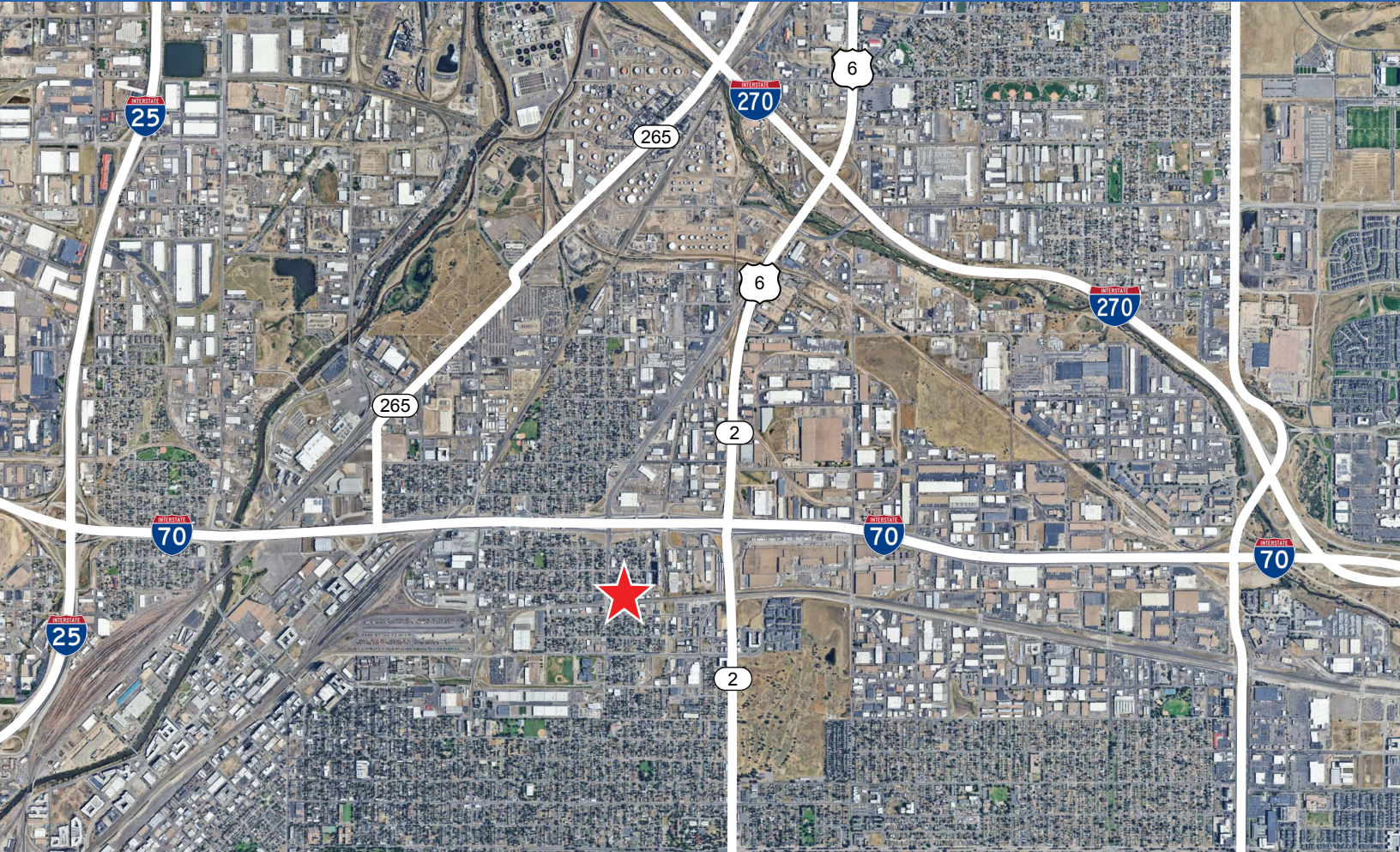


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### Location & Area Amenities

- » Strong area demographics
- » Close proximity to RiNo
- » Low vacancy submarket

### Demographics - 2025

	1 - MILE	3 - MILE	5 - MILE
Population	12,231	135,989	423,938
Median Age	33.5	34.2	34.8
Total Households	4,166	64,869	198,567
Median Household Income	\$86,074	\$101,503	\$106,257
Daytime Employment	8,610	144,175	435,779

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