

# MULTI-TENANT OFFICE BUILDING FOR SALE

3,808 SF ON A LARGE, 1-ACRE LOT WITH AMPLE PARKING

350 W KIOWA AVENUE  
ELIZABETH, CO 80107



FOR SALE: \$1,300,000

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



## PRESENTED BY:

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# PROPERTY SUMMARY

Multi-Tenant Office Building With Ample Parking  
350 West Kiowa Avenue | Elizabeth, CO 80107



## Highlights

Price:	\$1,300,000
Building Size:	3,808 SF
Year Built:	1986
Total Floors:	2
Construction Type:	Masonry
Lot Size:	1 Acre
# Tenants:	4 - Chiro. on 1st floor; 3 office tenants above
Parking:	Approx. 20 surface spaces
Zoning:	RC
2025 Rental Income:	\$76,950
2025 Taxes:	\$12,950
Rent Roll:	Available upon request

## Property Overview

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This 3,808-square-foot multi-tenant commercial property offers a compelling opportunity for an owner-user or investor. The two-story building is fully occupied by four tenants. The first floor features a well-established chiropractic office (also the building owner) with multiple treatment rooms and welcoming reception area. The second floor features three additional office tenants with separate access and a shared break room. Short-term leases open the door for an owner-user to take over, or an investor to increase rents. The building is positioned on a large one-acre lot and stands out in the area for its abundant on-site parking—a rare and highly desirable feature that enhances convenience for both tenants and visitors. Inquire with broker for more details.

## Location Overview

The property benefits from a strategic position along W Kiowa Avenue (Hwy 86), a primary corridor serving the town and surrounding rural communities. Elizabeth continues to experience steady growth as part of the greater Denver metro expansion, driving increased demand for local services, medical, and professional office space. The area offers strong accessibility to regional roadways connecting to Parker and Castle Rock, positioning the property within reach of larger population centers while maintaining a lower-density, business-friendly environment.

# LOCATION MAPS

Multi-Tenant Office Building With Ample Parking  
350 West Kiowa Avenue | Elizabeth, CO 80107



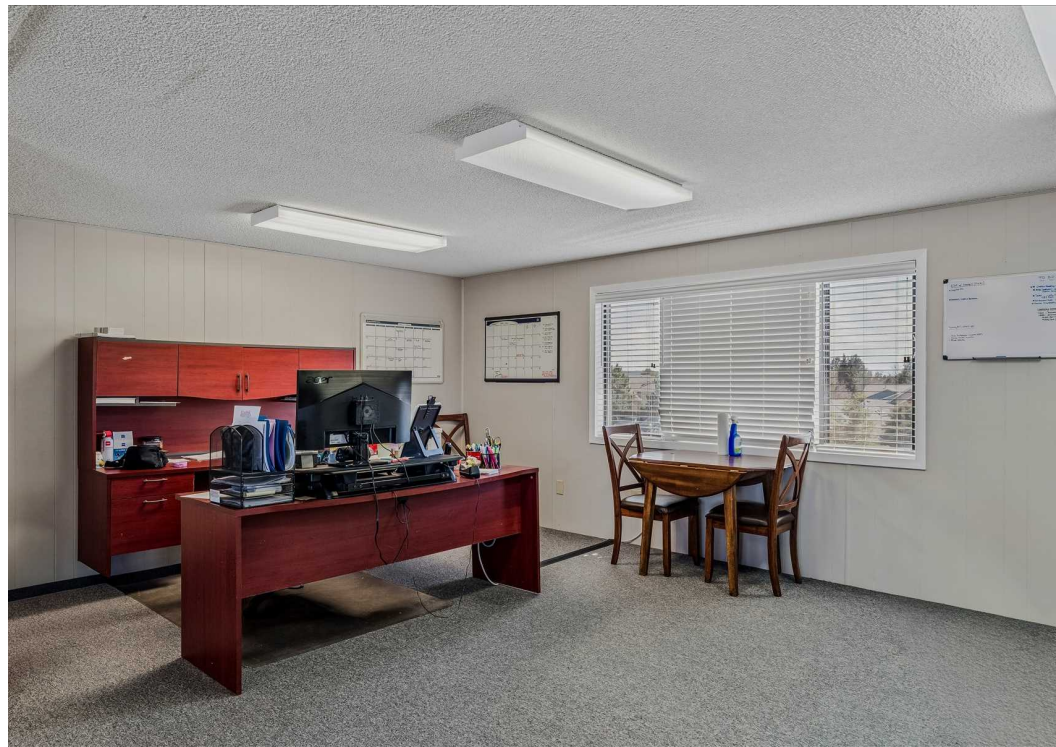
# PROPERTY PHOTOS

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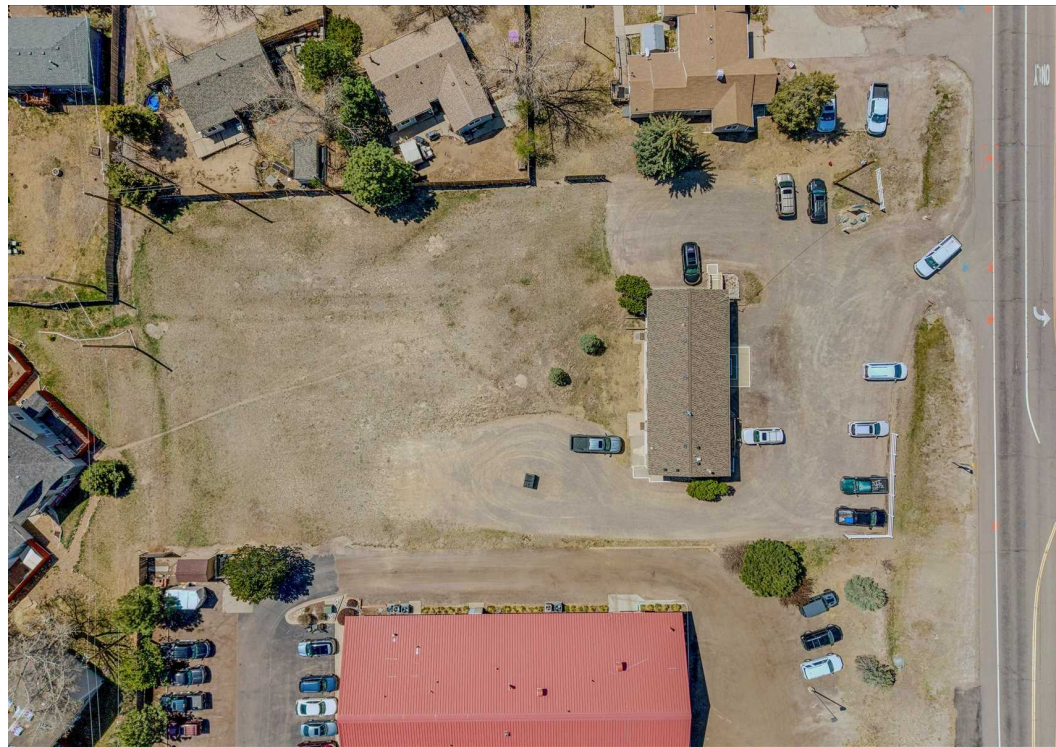
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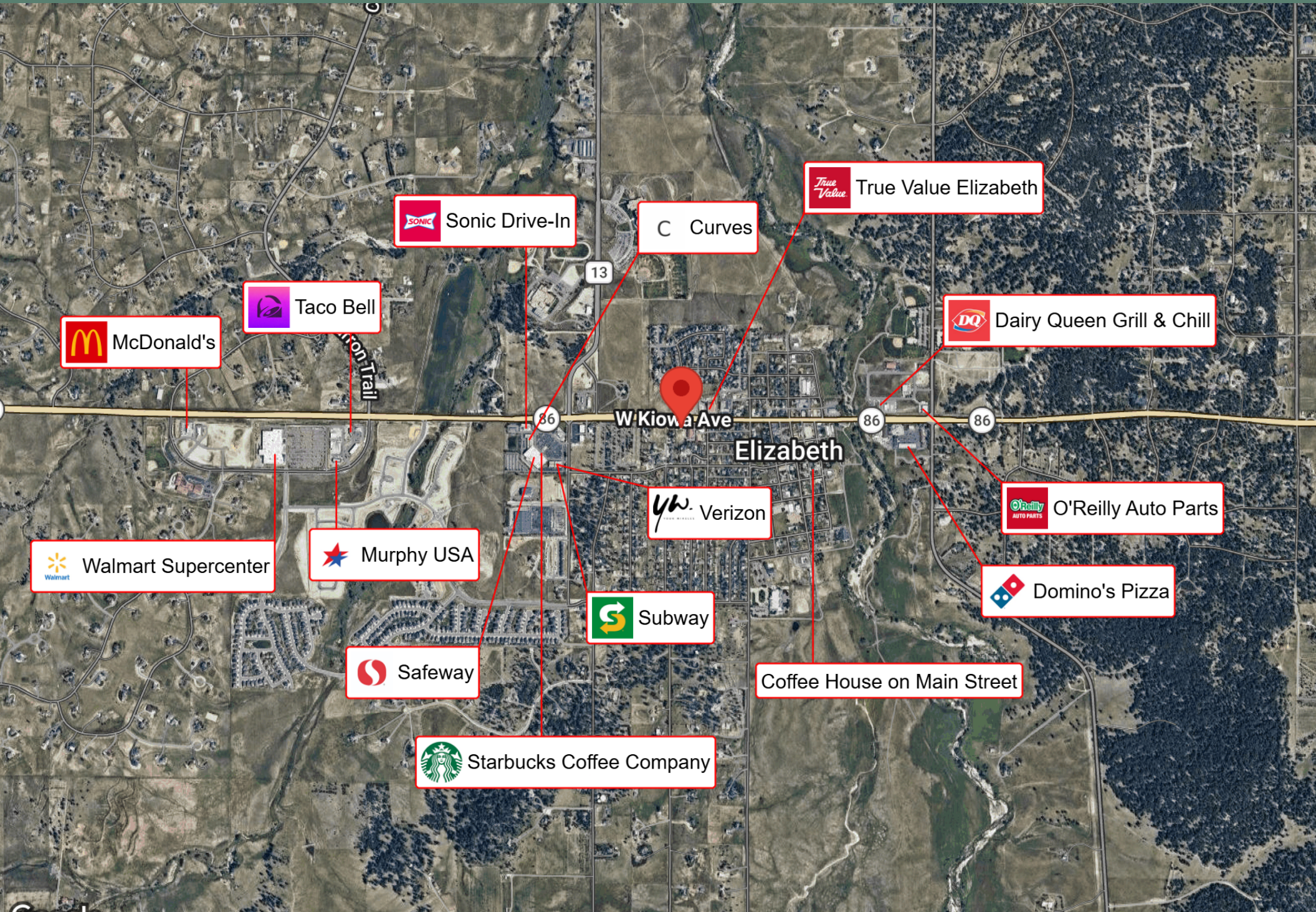
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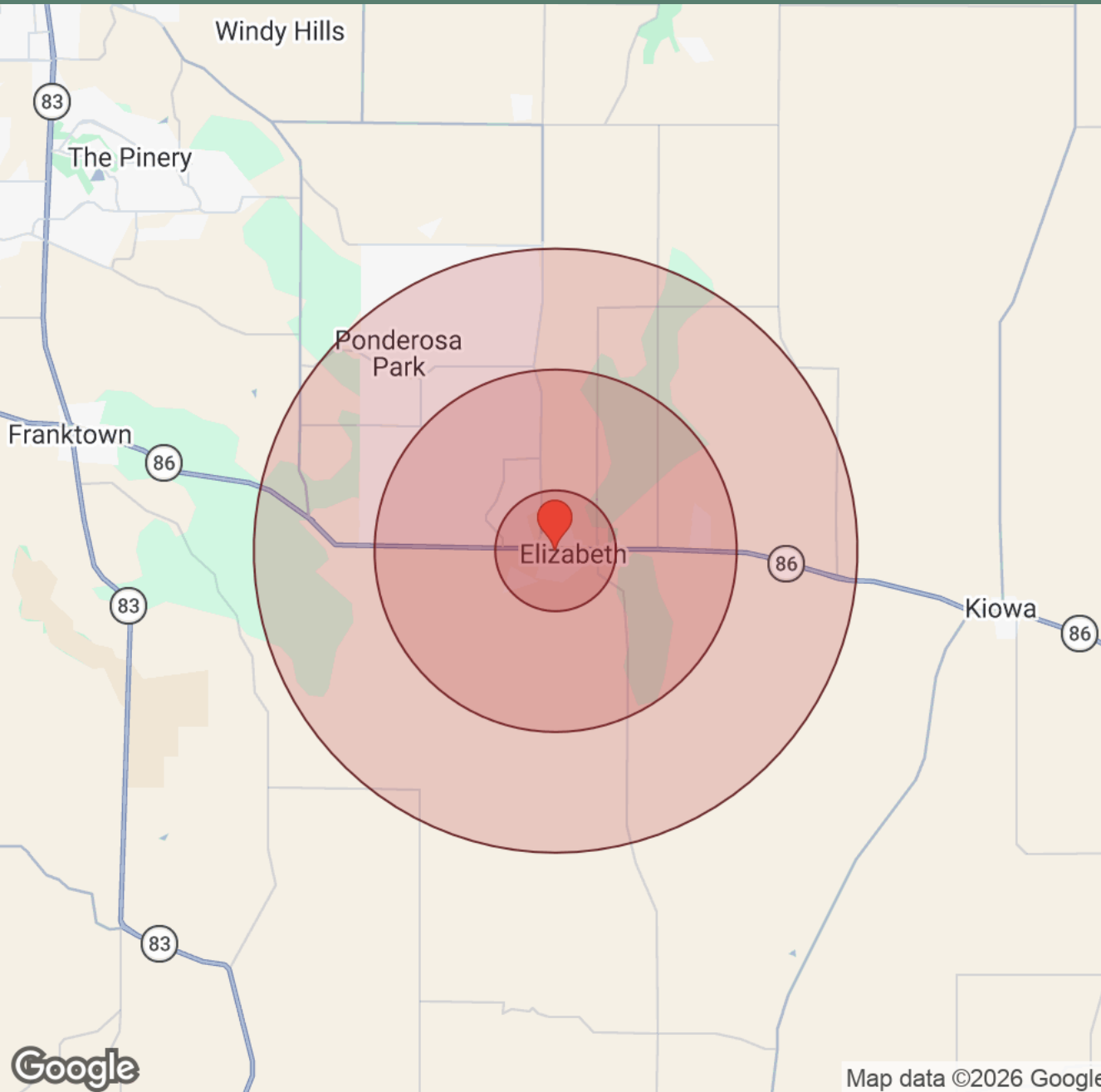
# BUSINESS MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,359	3,552	6,335
Female	1,369	3,654	6,496
Total Population	2,728	7,206	12,830
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,293	6,057	10,826
Black	29	84	140
Am In/AK Nat	7	16	24
Hawaiian	2	3	4
Hispanic	284	747	1,278
Asian	46	100	190
Multiracial	65	192	350
Other	2	9	18
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,096	2,861	5,041
Occupied	1,021	2,656	4,696
Owner Occupied	867	2,336	4,203
Renter Occupied	154	320	493
Vacant	75	206	345
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	436	1,161	2,096
Ages 15 - 24	294	794	1,421
Ages 25 - 54	1,078	2,642	4,510
Ages 55 - 64	417	1,148	2,118
Ages 65+	503	1,458	2,684
Income	1 Mile	3 Miles	5 Miles
Median	\$126,882	\$126,378	\$137,219
Under \$15k	15	86	138
\$15k - \$25k	11	58	98
\$25k - \$35k	22	87	139
\$35k - \$50k	34	88	155
\$50k - \$75k	124	295	411
\$75k - \$100k	147	304	511
\$100k - \$150k	285	745	1,230
\$150k - \$200k	206	469	828
Over \$200k	178	523	1,188

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Map data ©2026 Google



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Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite “retiring” from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!