



FOR SALE
\$749,000

3188 WEST ALAMEDA AVENUE

Denver, CO 80219



AVAILABLE SF

3,780



BUILDING SF

3,780 SF



LOT SIZE

0.13 ACRES

PROPERTY HIGHLIGHTS

- Single-story industrial building suited for manufacturing or distribution needs
- Expansive, column-free interior maximizes usable workspace
- Balanced office and production footprint enhances operational flow
- Durable construction provides low-maintenance ownership profile
- Ample on-site parking accommodates workforce and visitor demand
- Flexible layout simplifies tenant customizations
- Ideal for owner-users seeking immediate functional occupancy
- Investor-ready asset with versatile industrial zoning



PARKING

5 SPACES



AMENITIES

NUMEROUS SHOPS AND RESTAURANTS



YEAR BUILT

1955

PROPERTY DESCRIPTION

3188 West Alameda Avenue presents an industrial asset tailored for a serious investor seeking functional, well-proportioned warehouse space in Denver. The property accommodates seamless operations with an expansive, column-free interior that supports diverse manufacturing, distribution, or assembly configurations. The building's durable construction and efficient layout allow for quick occupancy with minimal modification. With strategic infrastructure already in place, this property offers a grounded foundation for long-term lease stability or owner-user value creation in the industrial market.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



LOCATION MAP



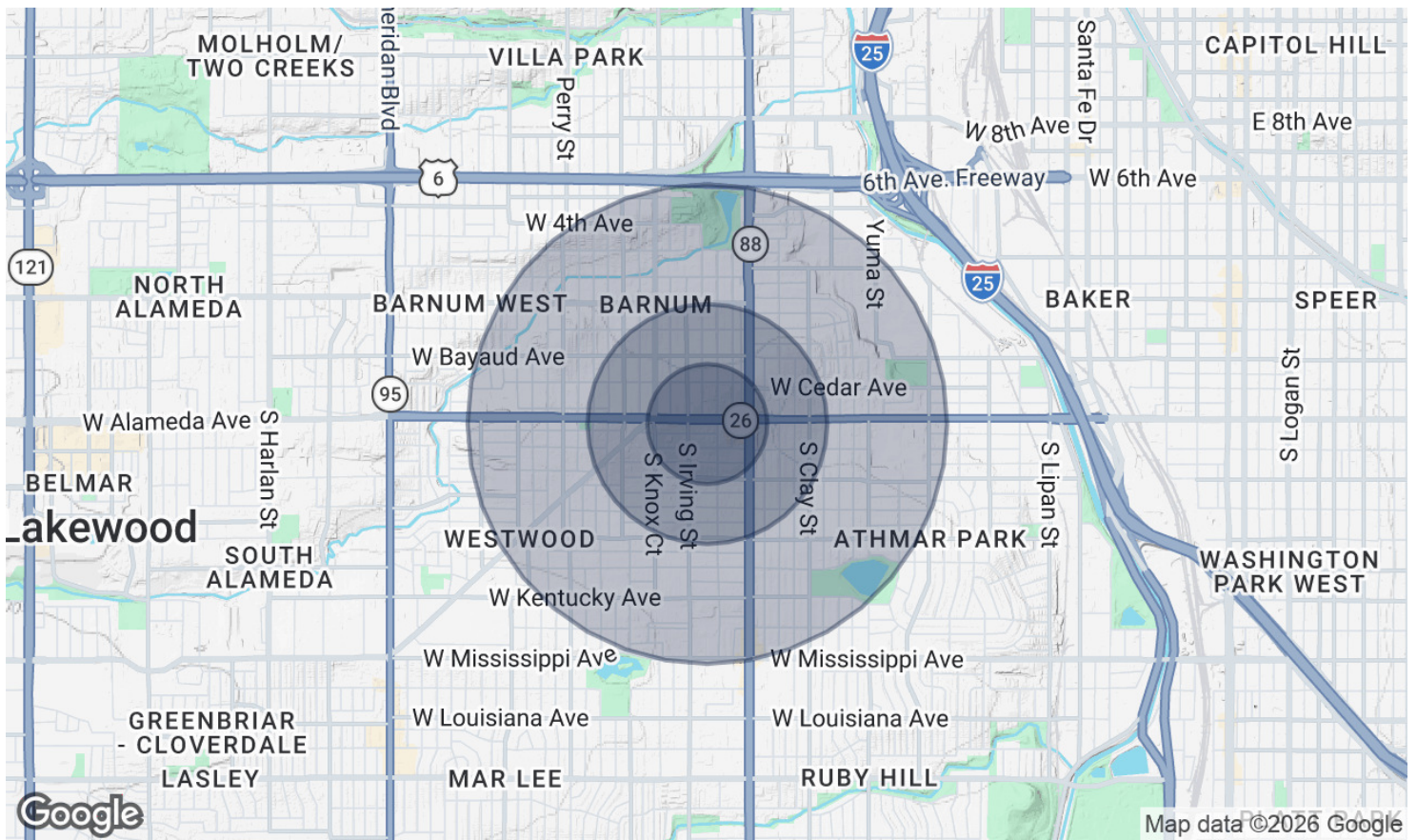
PETE FOSTER

970.420.1718

pfoster@madisoncommercial.com



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,766	6,849	22,489
Average Age	29.1	32.5	34.4
Average Age (Male)	26.9	31.6	32.7
Average Age (Female)	33.6	33.0	35.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	576	2,340	8,060
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$64,259	\$71,246	\$73,697
Average House Value	\$323,670	\$375,235	\$435,064

2023 American Community Survey (ACS)

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