

**2800 N. Madison St
Denver, CO 80205**



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Market Concept



Del Elmagbari
Principal

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2800 N MADISON ST
DENVER, CO 80205

FOR LEASE

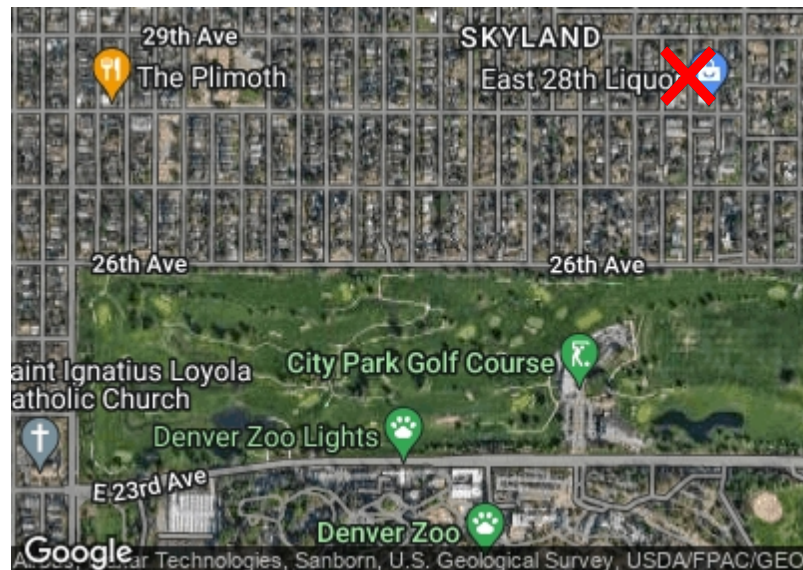


PROPERTY SUMMARY

Stand alone retail building in Skyland for lease 2 blocks away from City Park golf course, City Park, Denver Zoo and The National Museum of Science and History. So many possibilities with this building. E-MS-2 Main Street zoning allows for a variety of uses within the Denver Zoning Code. 8,068 total sf including the basement, 15,600 sf lot with the potential addition of a 6,240 sf adjacent lot for lease.

- Ample parking available
- Signage opportunities visible
- Property is centrally located
- Densely populated residential neighborhood.
- Affluent and growing trade area.
- Excellent access, frontage and visibility.

Lease Rate	Contact Broker
Building SqFt	8,068 SqFt
Year Built	1952
Lot Size (acres)	0.36
Parcel ID	02254-23-020-000
Zoning Type	Commercial
County	Denver
Frontage	0.00 Ft
2023 Taxes	\$27,190.00



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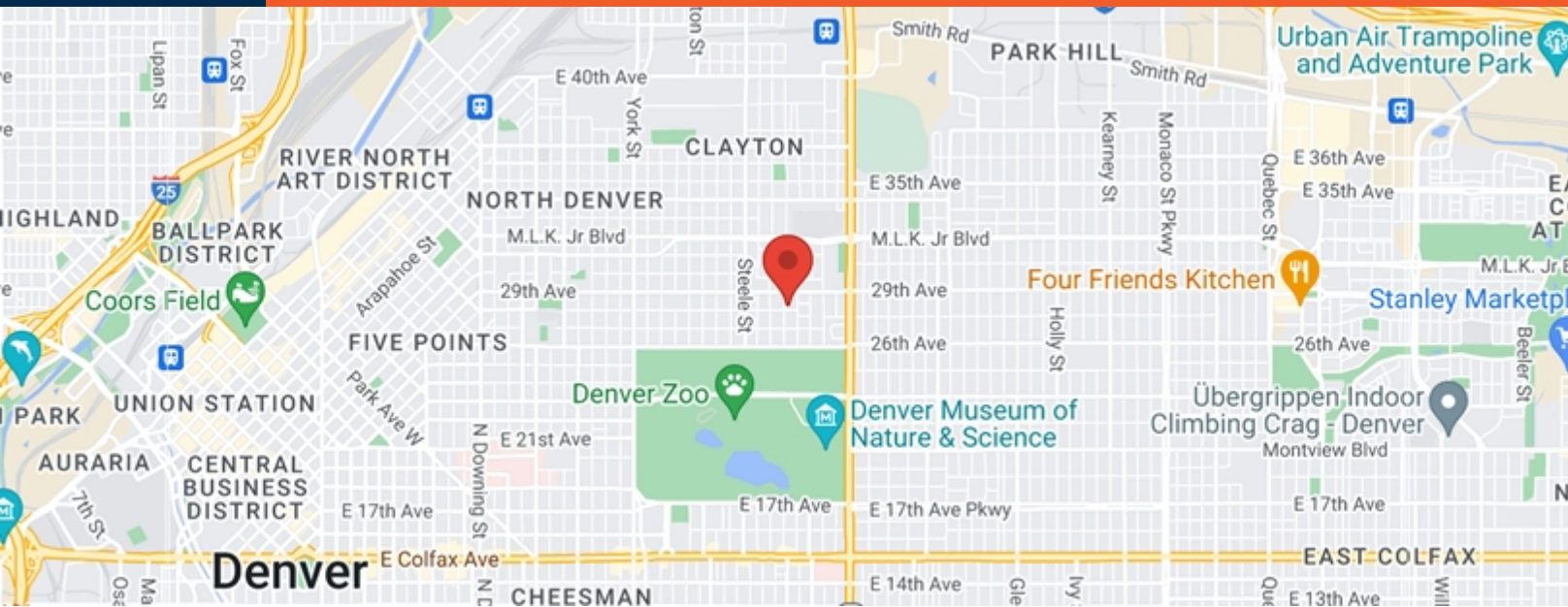
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,222	145,371	344,740
2010 Population	15,609	154,199	360,886
2023 Population	16,579	198,701	451,861
2028 Population	16,382	217,928	477,946
2023-2028 Growth Rate	-0.24 %	1.86 %	1.13 %
2023 Daytime Population	11,661	345,792	657,775

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	674	9,993	20,860
\$15000-24999	314	5,396	11,169
\$25000-34999	240	5,227	11,279
\$35000-49999	619	7,728	18,508
\$50000-74999	728	15,155	31,539
\$75000-99999	695	11,776	24,483
\$100000-149999	1,176	18,478	37,464
\$150000-199999	1,010	11,832	23,729
\$200000 or greater	1,305	17,450	36,312
Median HH Income	\$ 103,226	\$ 90,587	\$ 88,041
Average HH Income	\$ 144,781	\$ 135,505	\$ 132,959

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,285	69,621	150,944
2010 Total Households	6,179	78,320	166,387
2023 Total Households	6,762	103,040	215,348
2028 Total Households	6,707	113,973	230,208
2023 Average Household Size	2.44	1.86	2.04
2023 Owner Occupied Housing	4,654	40,508	93,365
2028 Owner Occupied Housing	4,752	41,860	96,756
2023 Renter Occupied Housing	2,108	62,532	121,983
2028 Renter Occupied Housing	1,955	72,113	133,452
2023 Vacant Housing	375	12,229	22,311
2023 Total Housing	7,137	115,269	237,659

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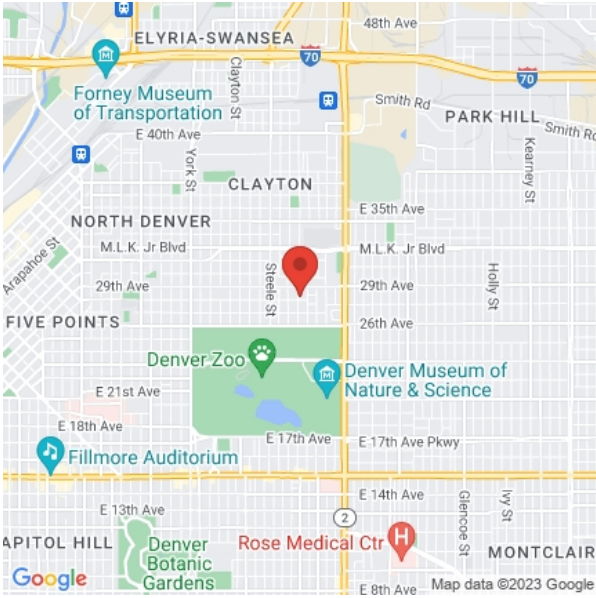
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CITY OF DENVER

VPD

Traffic >>

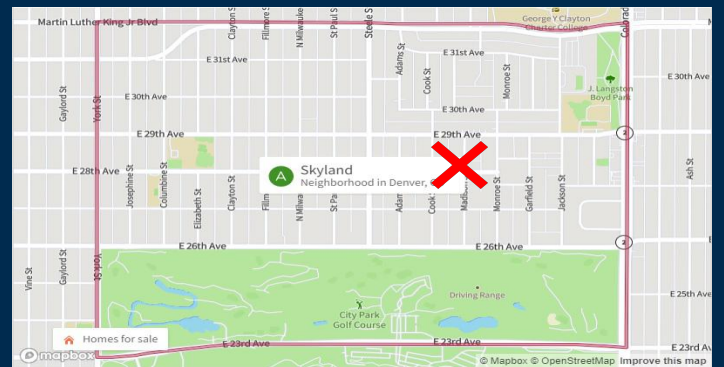
Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
E 26th Ave	Madison St W	7,060	2022	0.18 mi
E 26th Ave	Monroe St W	6,753	2022	0.20 mi
Steele St	E 27th Ave N	920	2022	0.24 mi
E 26th Ave	Adams St E	7,323	2022	0.25 mi
East 26th Avenue	Steele St E	7,447	2019	0.25 mi
STEELE ST	E 30th Ave N	6,339	2022	0.27 mi
E 29th Ave	Harrison St W	2,995	2022	0.28 mi
East 29th Avenue	Harrison St W	3,125	2019	0.28 mi
E 26th Ave	Steele St E	7,330	2022	0.29 mi
N Colorado Blvd	E 29th Ave N	46,545	2022	0.31 mi

Made with TrafficMetrix® Products



ABOUT DENVER

Denver is a consolidated city and county, the capital, and most populous city of the U.S. state of Colorado. Its population was 715,522 at the 2020 census, a 19.22% increase since 2010. It is the 19th-most populous city in the United States and the fifth most populous state capital.



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Restaurant Concept



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