

FOR SALE

395 YUMA STREET

DENVER, COLORADO 80223



PROPERTY OVERVIEW

REDUCED PRICE	\$1,295,000 \$1,095,000 (\$176.39 / SF)
BUILDING SIZE	6,208 SF
LOT SIZE	7,900 SF
YOC/RENOVATION	1965/2024
LOADING	One (1) 8'x10' Drive In One (1) Dock-Well
CLEAR HEIGHT	11' 8" - 13' 8"
POWER	600A / 3 Phase / 120-208V (TBV)
CONSTRUCTION TYPE	Brick and Block
ZONING	I-A (Denver)
PROPERTY TAXES	\$21,036 (2024)

INVESTMENT TEAM

R.C. Myles, CCIM, SIOR

President

T: 303.947.7850

RCMyles@PinnacleREA.com

Craig Myles, SIOR

Vice President

T: 303.570.9641

CMyles@PinnacleREA.com

OFFICE

One Broadway Suite A300

Denver, CO 80203

T: 303.962.9555

www.PinnacleREA.com



CENTRAL LOCATION
PROVIDES GREAT CENTRAL
BUSINESS DISTRICT &
HIGHWAY ACCESS



RENOVATED OFFICE
INCLUDES: LIGHTING,
FLOORING, CEILING
TILES, WINDOWS, HVAC



AREA MAP



DOWNTOWN
DENVER



W Colfax Ave



Federal Blvd

W 10th Ave

Broadway

395
YUMA STREET



W 3rd Ave

W 1st Ave



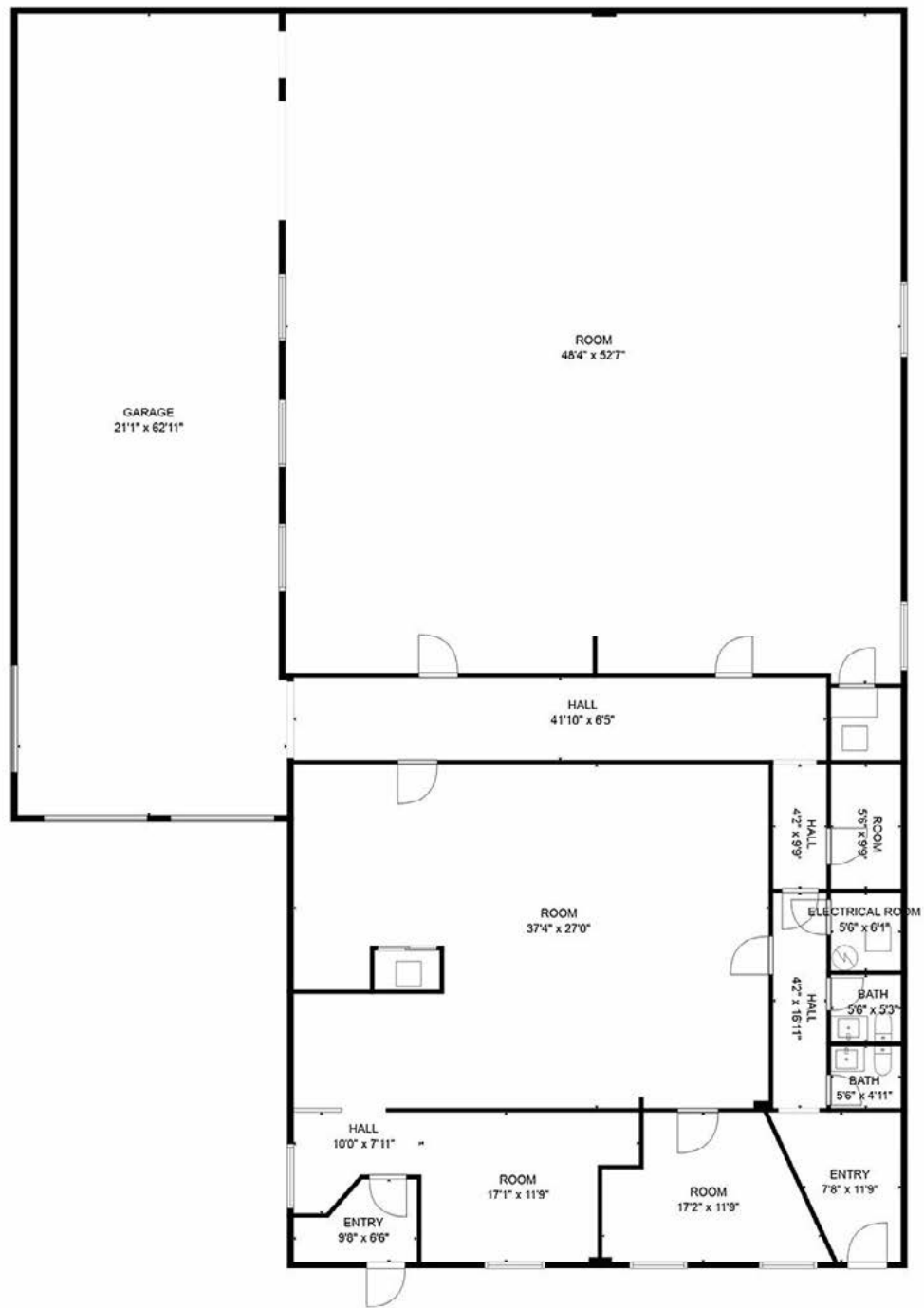
Federal Blvd



W Alameda Ave



FLOOR PLAN



*All Dimensions are Interior and Drawing is Not to Scale

AREA DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME
1 MILE	206	70	\$59,343
3 MILE	1,399	482	\$69,976
5 MILE	12,704	4,686	\$77,720



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