

5201 – 5211

PECOS ST
DENVER, CO 80221

SALE PRICE

~~\$1,195,000~~ **\$895,000**



DO NOT DISTURB TENANTS
-CONTACT BROKER



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PROPERTY HIGHLIGHTS

Known Address's	1651-1621 W 52nd Ave 5201-5213 N Pecos St Denver, CO 80221l
Sale Price	\$895,000
Total Building SF	±7,284 SF*
Lot Size	±18,504 SF*
Building Breakdown (See Page 3)	
Building 1 (Duplex):	±1,849 SF*
Building 2 (Live/Work - Restaurant):	Restaurant: 1,292 SF* 1-Bedroom: ±881 SF*
Building 3 (Office/Retail):	±2,155 SF*
Building 4 (Ranch):	±1,107 SF*
Total Taxes	\$21,447 (2024)
Zoning	C-4 Commercial*



5201-5211 Pecos Street presents a rare infill opportunity at a high-visibility, signalized hard corner in Northwest Denver. Situated on 0.42 acres at the intersection of Pecos Street and W 52nd Avenue, the property includes a duplex with an attached 1-bedroom unit, a single-family home currently operated as a restaurant, a retail building occupied by a barbershop, and an additional single-story ranch-style structure. This diverse mix offers multiple income streams and flexibility for a range of end-users. Whether you're an investor seeking stable cash flow with future upside, a developer targeting a prime redevelopment site, or an owner-user looking for a live-work setup, this property delivers unmatched versatility in a rapidly transforming corridor.



- Signalized, high-traffic intersection in NW Denver
- Infill site near I-70/I-76, Sunnyside, Chaffee Park & Regis
- Includes duplex + SFR with major value-add/repositioning upside
Flexible layout; Pecos St upgrades support phased redevelopment
- *All square footage to be independently verified.
- *Zoning: <https://acrobat.adobe.com/id/urn:aaid:sc:US:f79b9485-df97-4638-b25c-7d294ee09b20>
- Walkthrough Videos of Vacant Spaces: <https://www.dropbox.com/scl/fo/dcpX0nadzu3o2ipeeudk0/AN1-6-LDWVO1Gb6aPD5Bwxg?rlkey=s2j483h0ff7eh7yrqtpnitth1&st=k08t0dql&dl=0>

SITE **AERIAL**



TENANT BREAKDOWN



RENT ROLL

BUILDING	TENANT	SQ FT	LEASE EXPIRATION	BASE RENT	ANNUAL BASE RENT
1651-1641 W 52nd	Vacant Duplex	±1,320 SF	Vacant	\$-	\$-
1621 W 52nd & 5201 N Pecos	1-Bedroom/Restaurant	±1,482 SF	M-T-M	\$-	\$-
5205-5211 N Pecos	Vacant Office/Retail	±1,764 SF	Office - Vacant Retail - Leased	\$-	\$-
5213 N Pecos	Vacant Ranch	±888 SF	Vacant	\$-	\$-
TOTALS				-CONTACT BROKER	\$29,100.00

ADDITIONAL PHOTOS – EXTERIOR



Building 1: Duplex



Building 2: Live/Work Restaurant



Building 3: Office/Retail



Building 4: Ranch

ADDITIONAL PHOTOS - INTERIOR



Building 1: Duplex



Building 2: Live/Work Restaurant

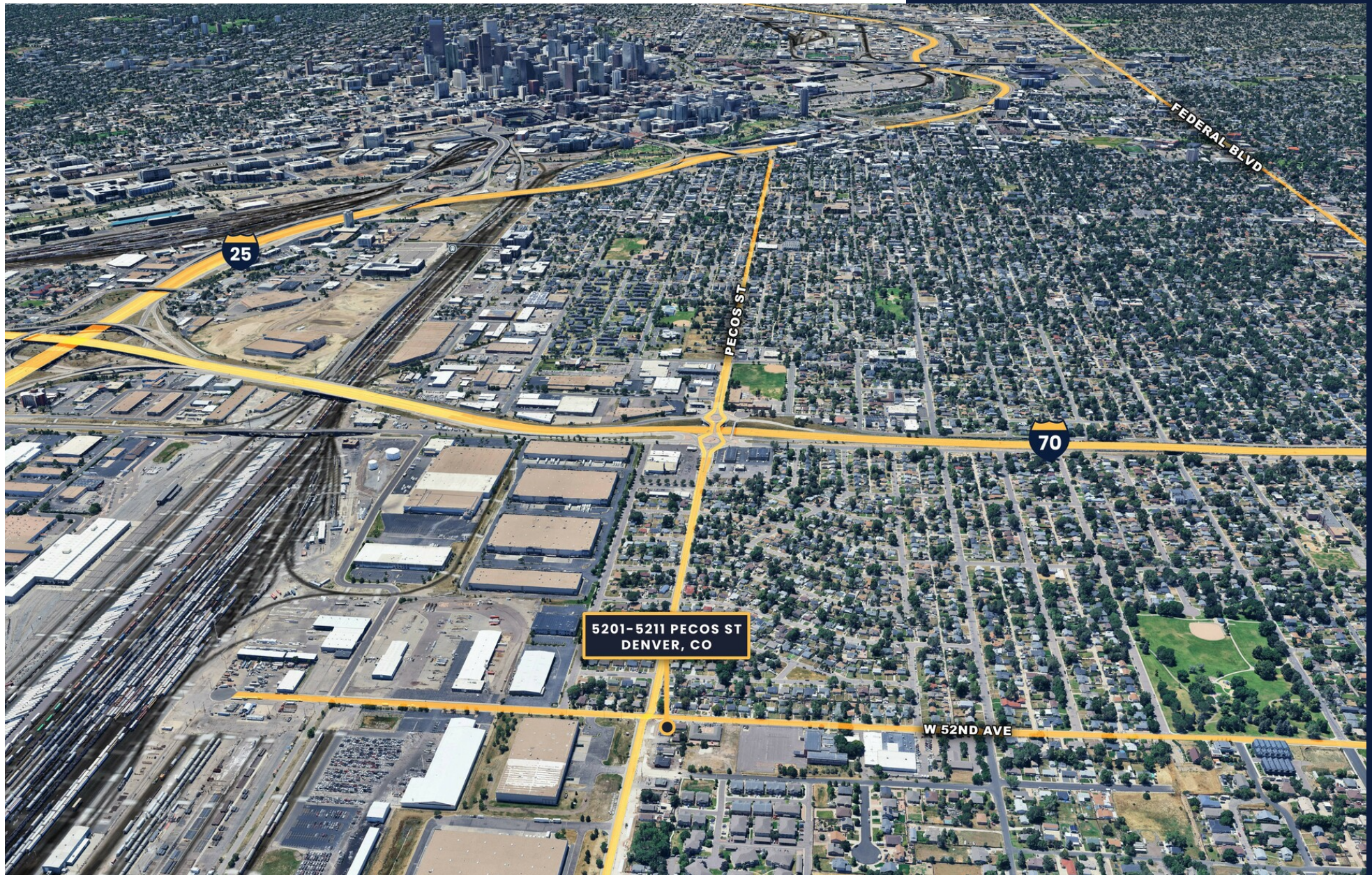


Building 3: Office/Retail



Building 4: Ranch

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

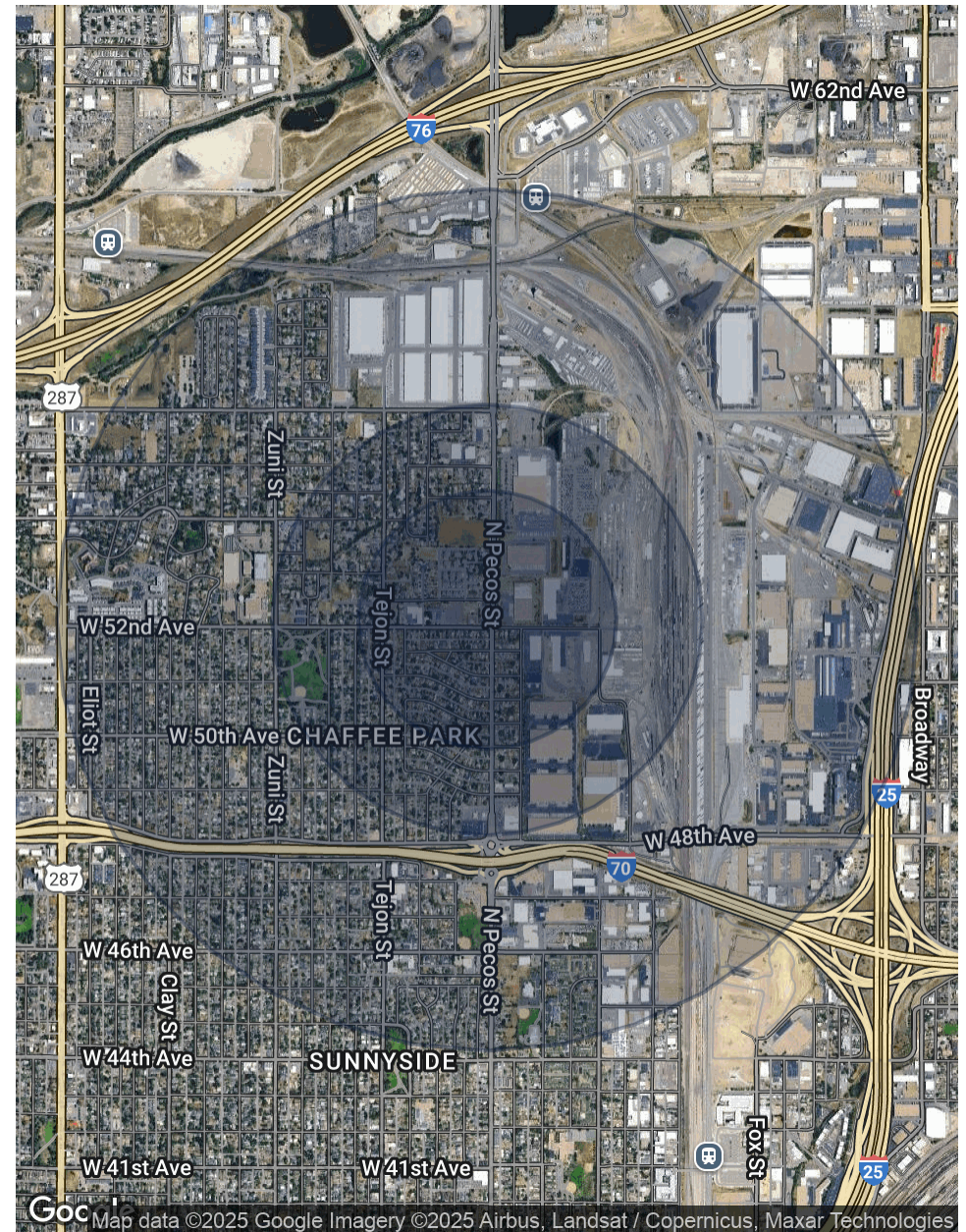
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,164	2,792	8,840
Average Age	39	38	39
Average Age (Male)	38	38	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	440	1,052	3,432
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$119,050	\$118,480	\$108,802
Average House Value	\$668,237	\$670,108	\$666,589

TRAFFIC COUNTS

10,552 /day

Demographics data derived from AlphaMap





N PECOS ST

SUBJECT PROPERTY
5201-5211 PECOS STREET

BUILDING 4

BUILDING 3

BUILDING 2

BUILDING 1

W 52ND AVE

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