

FOR SALE | RARE ADAPTIVE RE-USE OPPORTUNITY!

4801 JACKSON STREET

DENVER, COLORADO 80216



LOCATED IN CENTRAL DENVER NEXT DOOR TO NEW ENTERTAINMENT VENUE



PLEASE CONTACT

JR BITZER

Principal

303.885.3055

jrbitzer@lee-associates.com

MATT BURGNER

Principal

303.902.9983

mburgner@lee-associates.com

FOR SALE | RARE ADAPTIVE RE-USE OPPORTUNITY!

4801 JACKSON STREET

DENVER, COLORADO 80216



PROPERTY SUMMARY

SQUARE FEET	8,484 SF
BUILDING DIMENSIONS	84' x 101'
LOT SIZE	0.47 Acre (20,400 SF, 100' x 204')
LOADING	1 Dock-high, 1 Drive-in
ZONING	I-A Denver
CONSTRUCTION	Cinder block with brick veneer
PARKING	Surface
SPRINKLERS	Wet
SALE PRICE	\$2,100,000 (\$247.52/SF)

PROPERTY FEATURES

- Built in 1950 with new roof in August 2011
- Two restrooms and a newly built H-3 room
- Fenced and paved yard, with ample parking & storage on premises
- Located near Colorado Boulevard & I-70, on major bus route with stops on the block.
- Located near the RTD 40th & Colorado Light Rail Station
- Located in Enterprise Zone and some areas in this neighborhood also fall under the Federally designated Opportunity Zones:

[CLICK HERE FOR MORE INFORMATION.](#)

EXTERIOR VIEW FROM REAR



BUILDING INTERIOR



FOR SALE | RARE ADAPTIVE RE-USE OPPORTUNITY!

4801 JACKSON STREET

DENVER, COLORADO 80216



NEIGHBORHOOD HIGHLIGHTS

- 4801 Jackson Street is a great space for adaptive re-use as creative office, creative production, retail, food & beverage, showroom, or hybrid office/industrial concepts.
- Massive public investment are bringing improvements to the National Western Center and surrounding areas.
- The National Western Center RTD N Line is the first stop out of Union Station.
- Central 70 includes a signature 4-acre park over I-70 and just opened with soccer fields, playground, splash pad and amphitheater.
- Transit + access are in place with improved connectivity, walkability and neighborhood connection.
- 4801 Jackson Street is located next door to MOODSWING, a brand new multi-use destination venue with food, drinks, games and community events.



NATIONAL WESTERN CENTER



CENTRAL 70 PROJECT COMPLETED



MULTI-USE VENUE WITH PICKLEBALL, FOOD, DRINKS, GAMES & ART



FOR SALE | RARE ADAPTIVE RE-USE OPPORTUNITY!

4801 JACKSON STREET

DENVER, COLORADO 80216

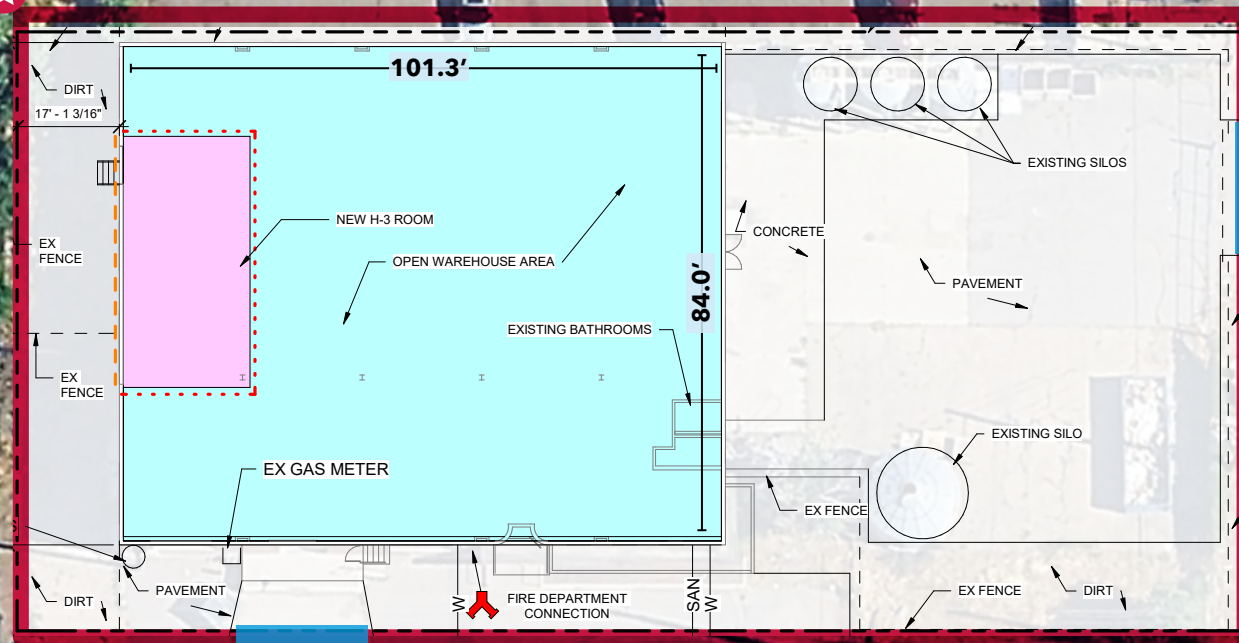
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FLOOR PLAN

**SUBJECT
PROPERTY**

EXISTING WAREHOUSE

DISTILLERY & CONTAINMENT



ACCESS

JACKSON ST

E 48TH AVE

FOR SALE | RARE ADAPTIVE RE-USE OPPORTUNITY!

4801 JACKSON STREET

DENVER, COLORADO 80216



DEMOGRAPHICS

CoStar 2024	1 Mile	3 Miles	5 Miles
Current Population	7,218	90,170	344,349
Daytime Population	7,514	86,685	344,349
Number of Businesses	352	7,292	30,709
Number of Households	2,155	36,247	172,202
Average Household Income	\$86,457	\$111,675	\$114,001
Median Home Value	\$355,088	\$565,973	\$614,378

TRAFFIC COUNTS

CoStar 2025	Cross Street	Traffic Volume
N Colorado Blvd	E 48th Ave S	27,940 VPD
N Colorado Blvd	E 48th Ave N	33,187 VPD
E 48th Ave	Jackson St W	4,113 VPD
E 48th Ave	Jackson St W	4,171 VPD



\$338,597,785

Spent on Food & Alcohol
within a 3-mile radius

CoStar 2024



\$307,134,311

Spent on Transportation &
Maintenance within a 3-mile radius

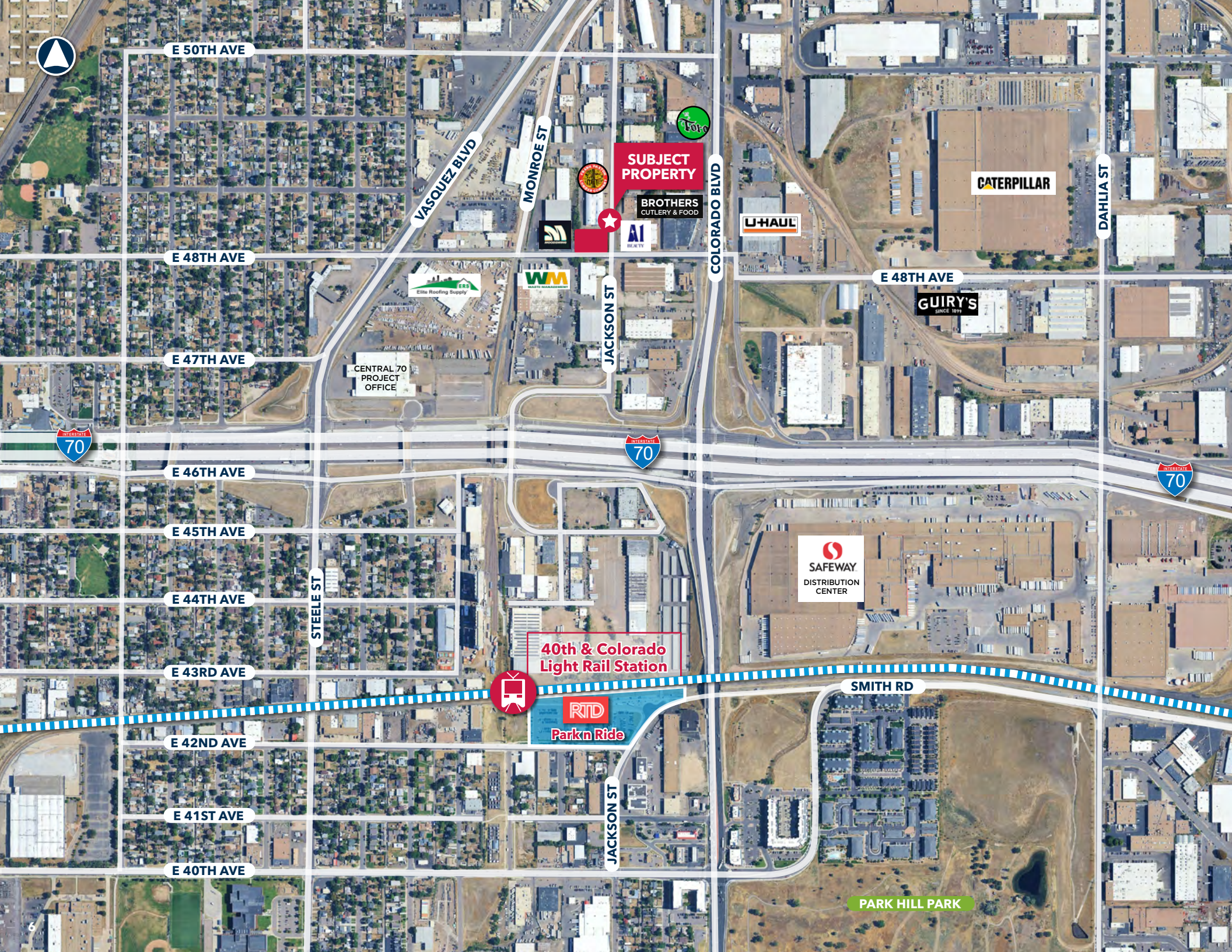
CoStar 2024



\$181,610,302

Spent on Entertainment, Hobbies
& Pets within a 3-mile radius

CoStar 2024



E 50TH AVE

E 48TH AVE

E 47TH AVE

E 46TH AVE

E 45TH AVE

E 44TH AVE

E 43RD AVE

E 42ND AVE

E 41ST AVE

E 40TH AVE

STEELE ST

MONROE ST

JACKSON ST

JACKSON ST

VASQUEZ BLVD

COLORADO BLVD

DAHLIA ST

E 48TH AVE

SMITH RD

SUBJECT PROPERTY

BROTHERS
CUTLERY & FOOD

CATERPILLAR

GUIRY'S
SINCE 1899

SAFETYWAY
DISTRIBUTION
CENTER

40th & Colorado
Light Rail Station

RTD
Park'n Ride

PARK HILL PARK

CENTRAL 70
PROJECT
OFFICE

Elite Roofing Supply

WM

AI
BEAUTY

U-HAUL



FOR SALE | RARE ADAPTIVE RE-USE OPPORTUNITY!

4801 JACKSON STREET

DENVER, COLORADO 80216



VASQUEZ BLVD

MONROE ST

JACKSON ST

COLORADO BLVD



SUBJECT
PROPERTY

BROTHERS
CUTLERY & FOOD



BUS STOP

E 48TH AVE

BUS STOP

LOCATED IN CENTRAL DENVER NEXT DOOR TO MOODSWING

PLEASE CONTACT

JR BITZER

Principal

303.885.3055

jrbitzer@lee-associates.com

MATT BURGNER

Principal

303.902.9983

mburgner@lee-associates.com

Lee & Associates
2000 S Colorado Blvd,
Suite 380, Tower II
Denver, Colorado 80222
lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.