

FOR SALE | RARE ADAPTIVE RE-USE OPPORTUNITY!

4801 JACKSON STREET

DENVER, COLORADO 80216

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

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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

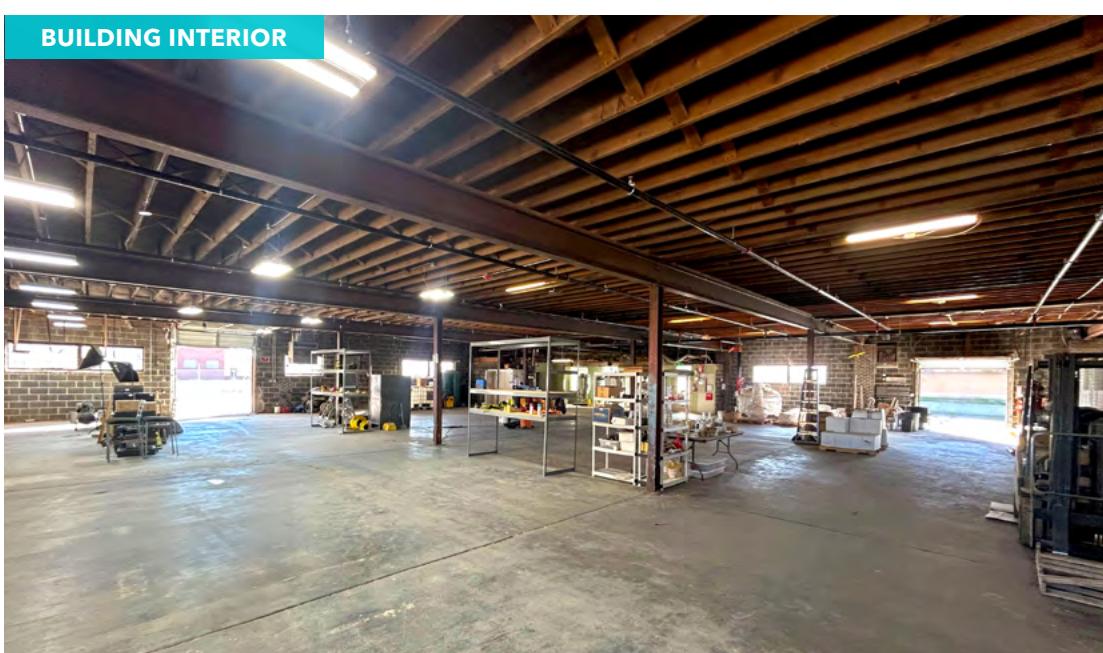
- Built in 1950 with new roof in August 2011
- Two restrooms and a newly built H-3 room
- Fenced and paved yard, with ample parking & storage on premises
- Located near Colorado Boulevard & I-70, on major bus route with stops on the block.
- Located near the RTD 40th & Colorado Light Rail Station
- Located 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



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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.



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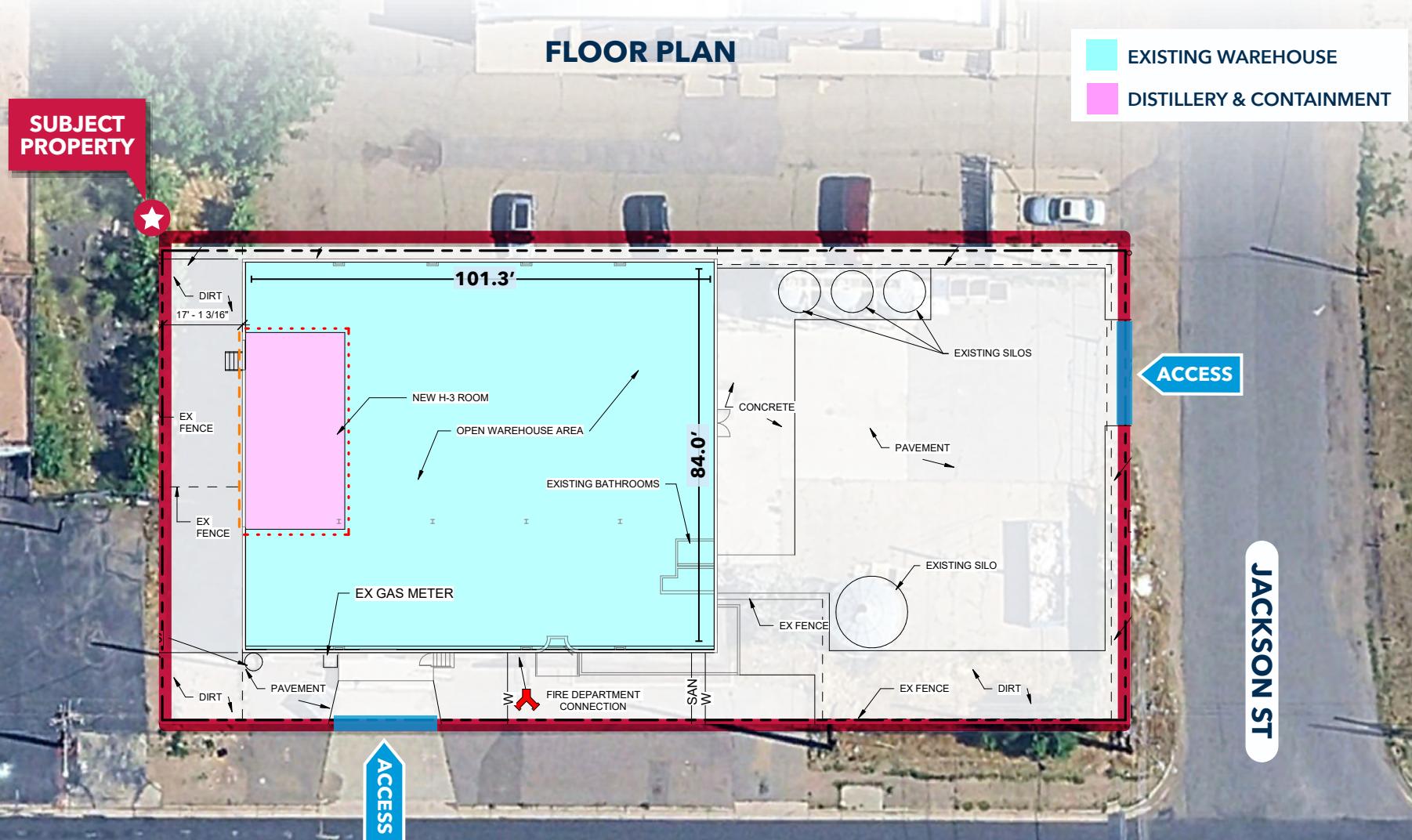
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FLOOR PLAN



SUBJECT
PROPERTY

EXISTING WAREHOUSE
DISTILLERY & CONTAINMENT



E 48TH AVE

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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

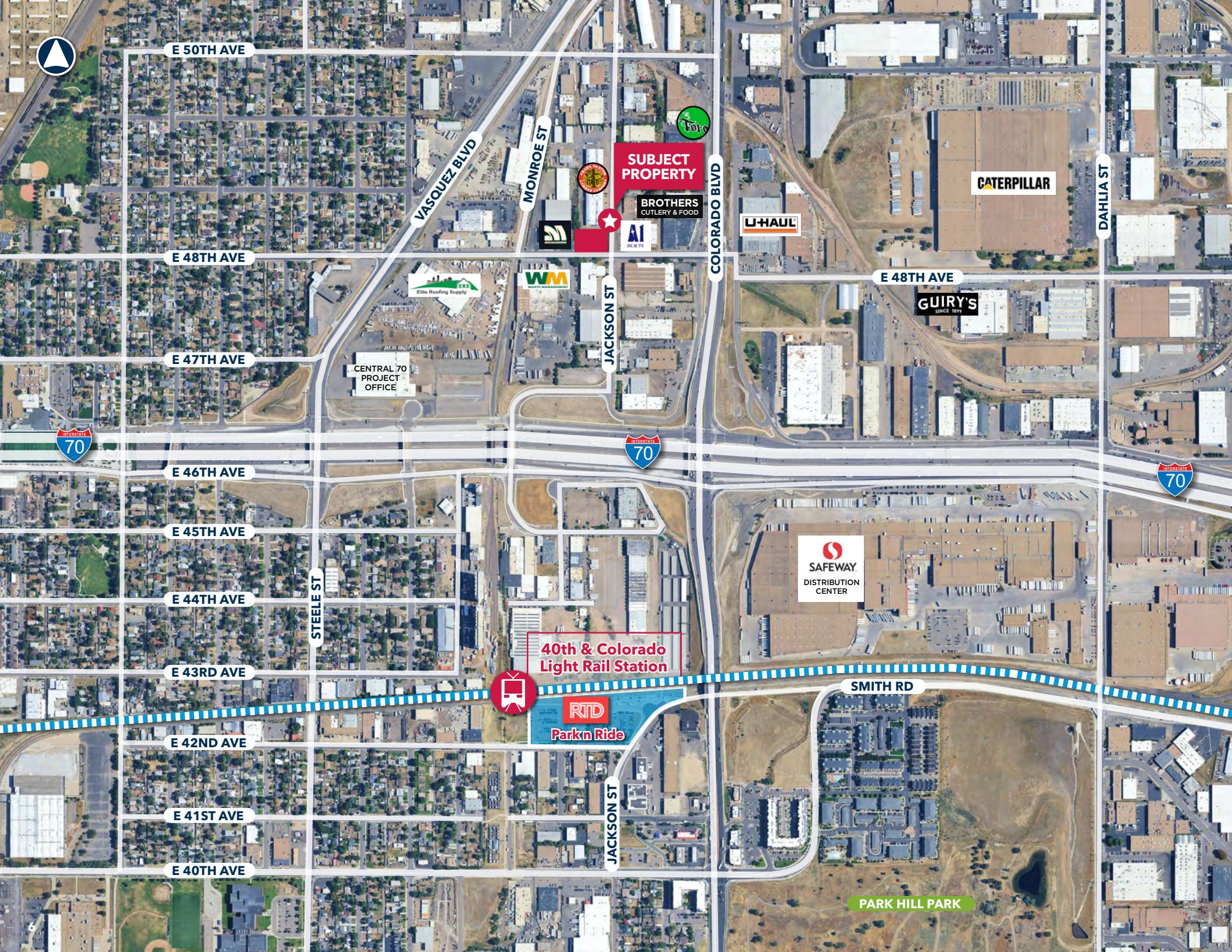
CoStar 2024



\$181,610,302

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

CoStar 2024

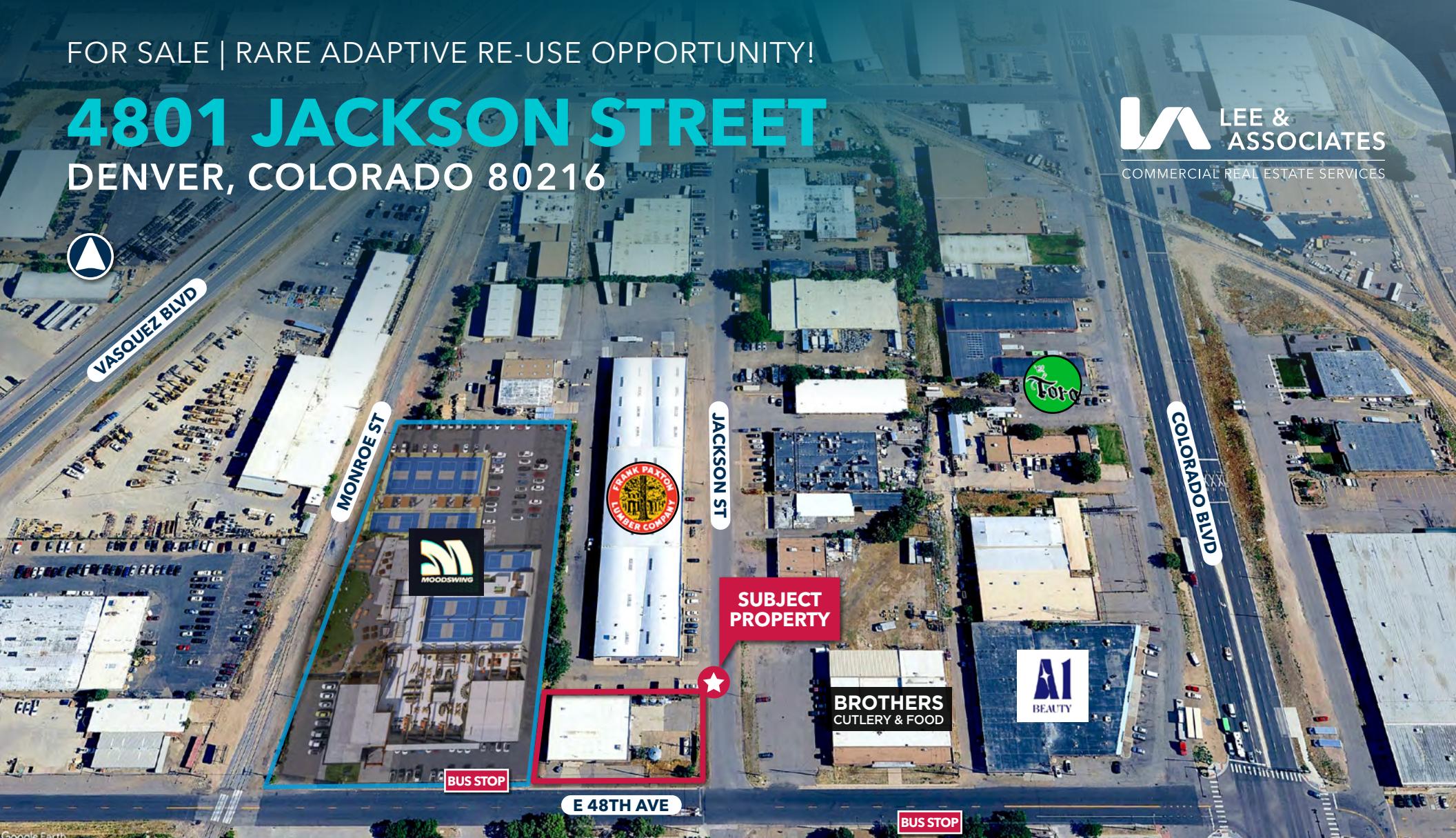


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Suite 380, Tower II
Denver, Colorado 80222
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