

Opportunity to purchase up to 66,000 SF for owner-users or acquire a high-quality industrial and self-storage asset.



## FOR SALE/LEASE

1475 S Acoma St, Denver, CO 80223

Price: \$7,900,000 (\$119/SF)

Building SF: 66,216 SF

For Lease: 10,292 SF to 66,216 SF

Lease Rate: Contact Broker



**HENRY GROUP**  
REAL ESTATE

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BROADWAY STATION  
SELF STORAGE

## OFFERING SUMMARY



**Price: \$7,900,000 (\$119/SF)**



## OFFERING SUMMARY

Address	1475 S Acoma St, Denver, CO 80223
Building SF	66,216 SF *
Lot Size	1.35 Acres
Available SF For Lease	<b>10,292 SF - 66,216 SF (Office/Warehouse)</b>
Lease Rate	<b>Contact Broker</b>
Zoning	I-A, UO-2
Loading	Dock-High (2) - Drive-In possible
Parking	+/-. 35 Surface spaces
Clear Height	12' - 14.5'
Power	2,000 AMPs (3-Phase), 480/277V
OpEx (Proj. 2025)	\$255,929 (\$3.87/SF)
Total # of Storage Units	281

\* Square footage from most recent building survey

\*\* Opportunity to increase through operations/management

## PROPERTY DESCRIPTION

Henry Group Real Estate is pleased to offer a unique opportunity for an **Owner/User or Investor** to purchase a very well located industrial asset within south central Denver w/ significant income from the Broadway Station Self Storage operation! This impressive property at 1475 S Acoma St offers a **66,216 SF industrial building with 2 units**, perfectly suited for office/warehouse, creative office or flex space. Renovated in 2020, this **well-maintained** facility features **modern upgrades** while preserving its solid 1975 construction. Zoned I-A, UO-2, it provides ample flexibility for a range of industrial uses. With its strategic location and versatile layout, this property presents an exceptional chance for industrial investors seeking a high-potential asset in a strong market.

## LOCATION DESCRIPTION

This property is located in the prime industrial submarket of South Broadway in South Central Denver. It has **easy access to major transportation routes**. South Broadway is one block away along with I-25 access just 5 minutes to the north and South Santa Fe Drive access 1 minute west. The Broadway Station Light Rail stop is also nearby.



## ASSET HIGHLIGHTS

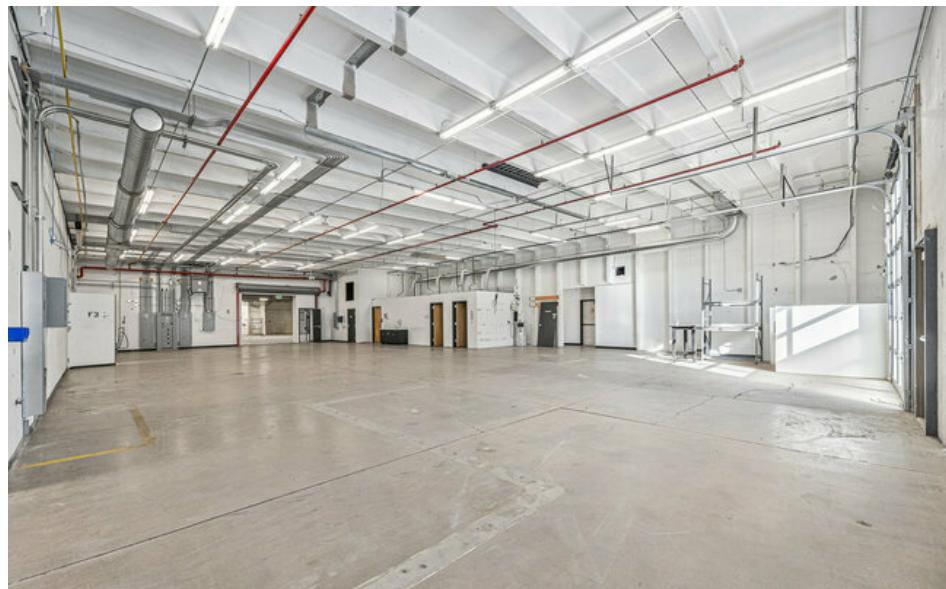
- 66,216 SF of high-quality office/warehouse space along South Broadway corridor offering a mix of office and warehouse space with move-in ready finishes, multiple loading doors and heavy power.
- 2,000 AMPS (3-Phase), 480/277V power distributed throughout the vacant space.
- Denver infill location with great proximity to South Broadway's retail amenities, South Santa Fe Drive, I-25 & the Broadway Light Rail Station stop.
- Broadway Station Self Storage business utilizes 55% of the building and is operated by 3rd Party self-storage management company (Argus Self Storage). The self-storage operations are projected to produce ~\$250,000 of Net Income in 2025 with opportunities to increase self-storage profits overtime through rent growth and expense reduction.
- Adjacency to I-MX-5 zoning provides opportunity for long-term redevelopment potential to mixed-use/residential.

## INCOME & EXPENSE SUMMARY (2025 EST.)

<b>Self-Storage Gross Revenue</b>	<b>\$400,185</b>
<b>Self-Storage OpEx</b>	<b>(\$143,180)</b>
<b>NET INCOME</b>	<b>\$255,005</b>

## PROPERTY UPDATES

- New TPO roof (2019)
- Recently renovated 1st and 2nd floor office space
- 100% sprinkled office and warehouse
- Compressed air lines
- LED light fixtures
- 100% heated and cooled warehouse (RTU's)
- Multiple RRs w/ two (2) shower rooms and two (2) loading docks

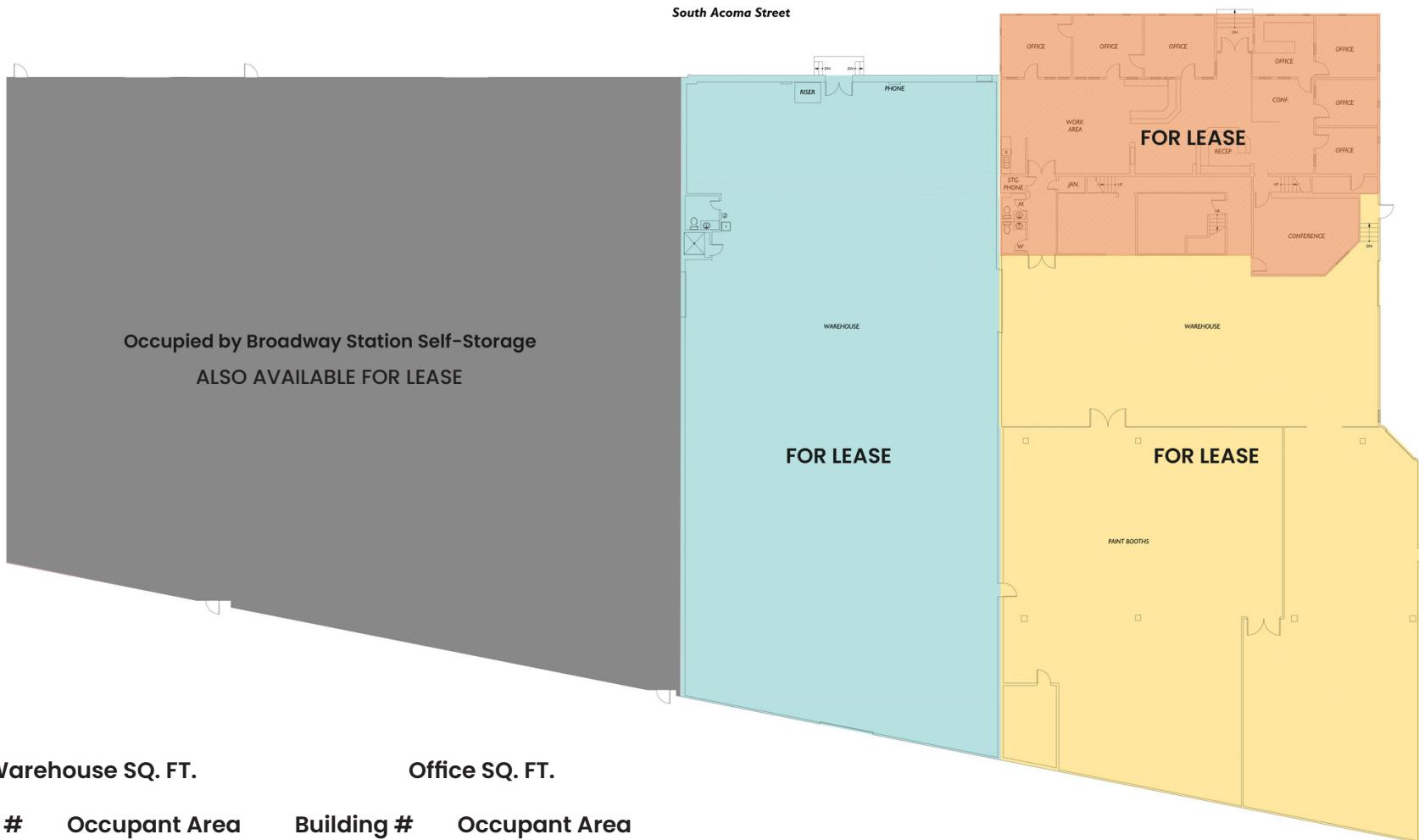




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# FIRST FLOOR PLAN

## FIRST FLOOR PLAN



Warehouse SQ. FT.

Office SQ. FT.

Building #	Occupant Area
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Building A	10,947
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Building B	10,292
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Building C	18,227
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Building #	Occupant Area
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Building A	4,494
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Building B	0
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Building C	178
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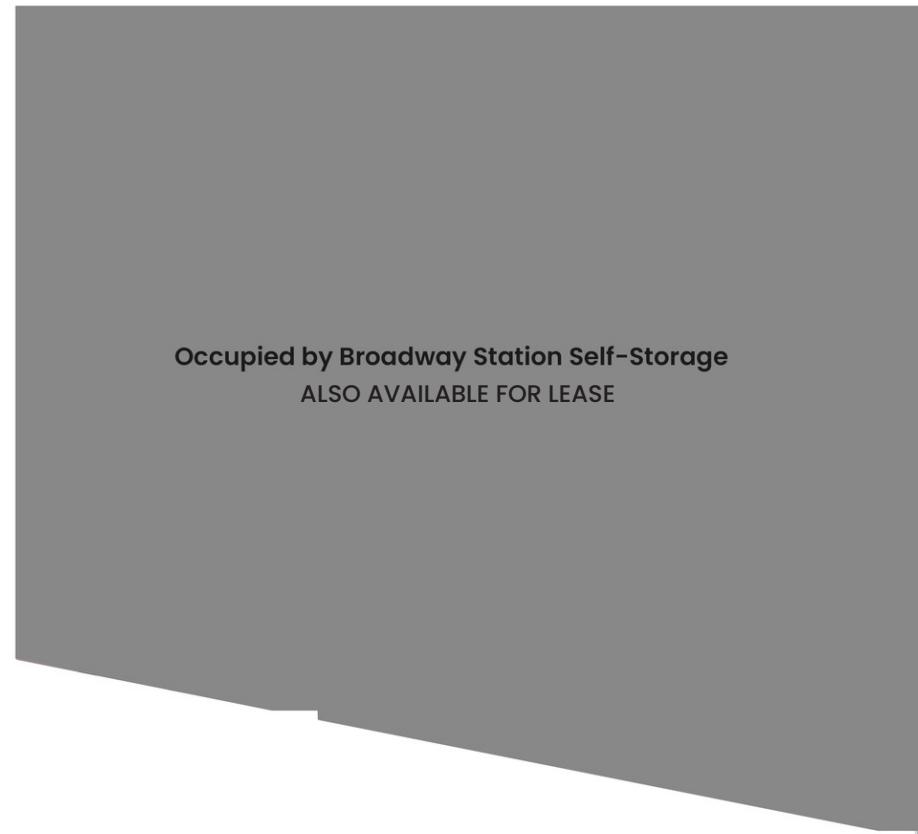


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# SECOND FLOOR PLAN

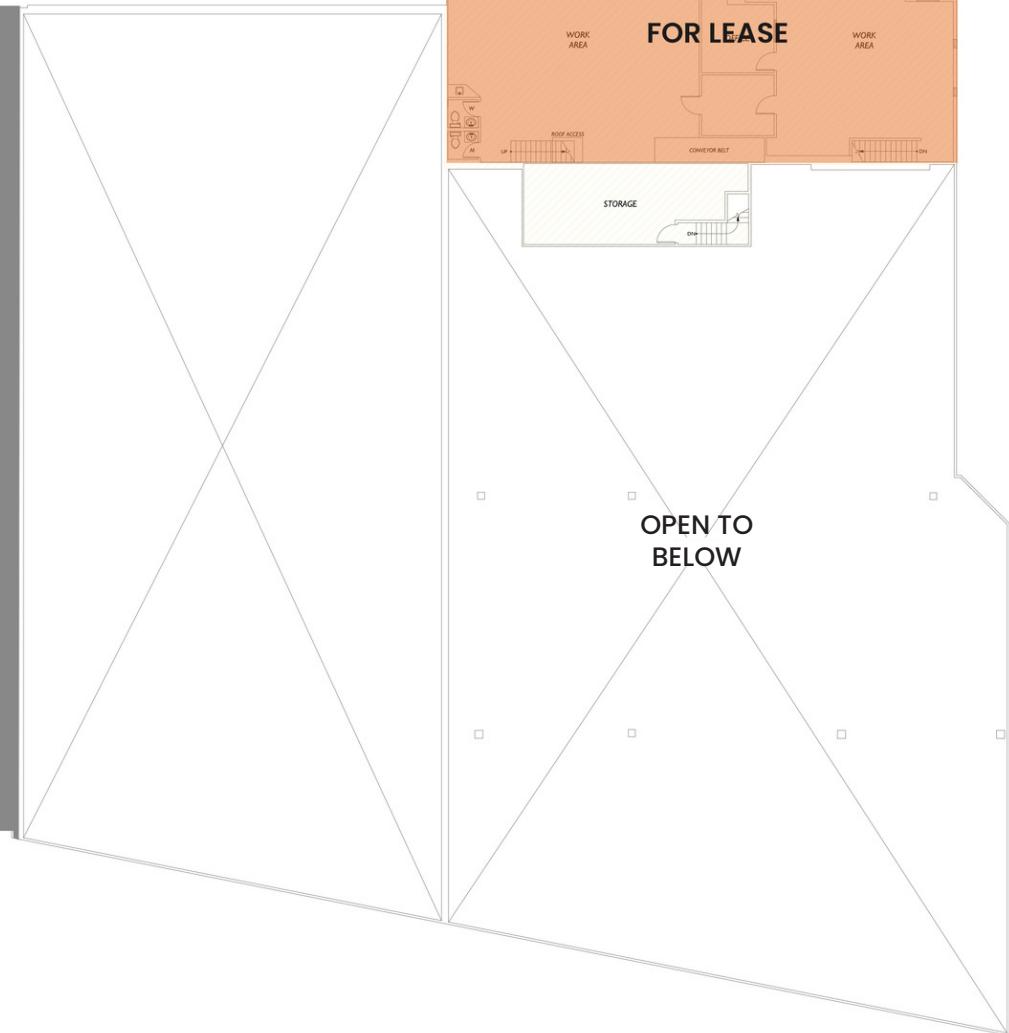
## SECOND FLOOR PLAN

South Acoma Street



Occupied by Broadway Station Self-Storage

ALSO AVAILABLE FOR LEASE



Warehouse SQ. FT.

Office SQ. FT.

Building # Occupant Area

Building # Occupant Area

**Building A 0**

**Building A 3,902**

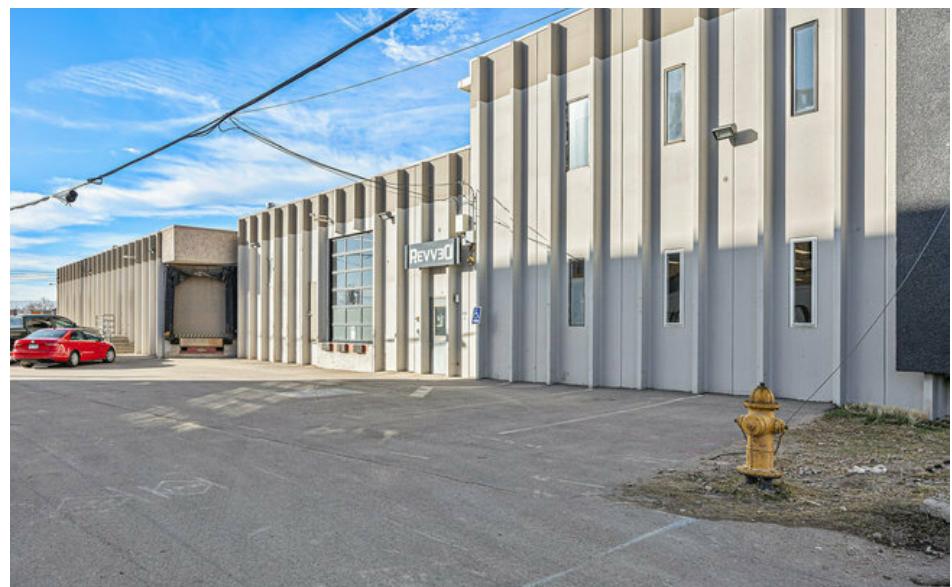
**Building C 18,176**

**Building C 0**



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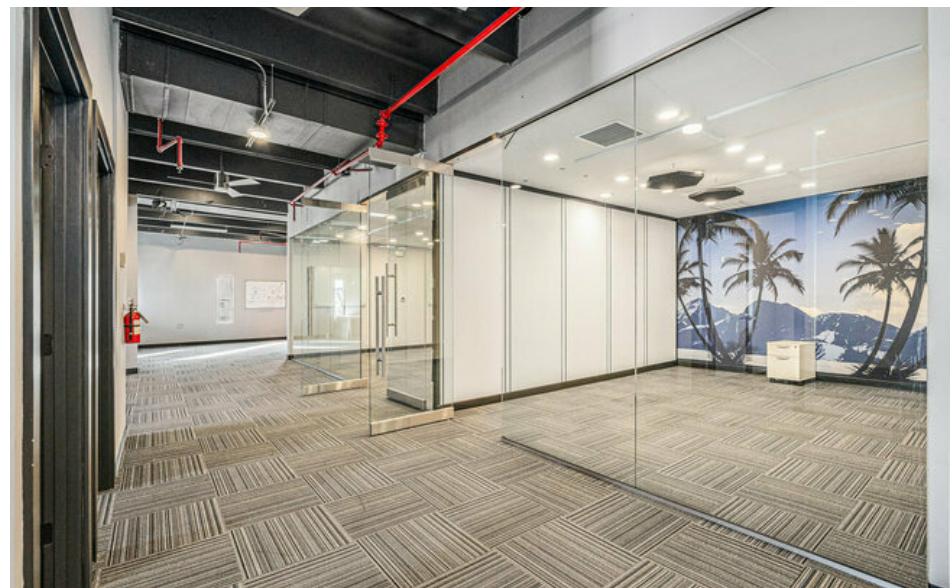
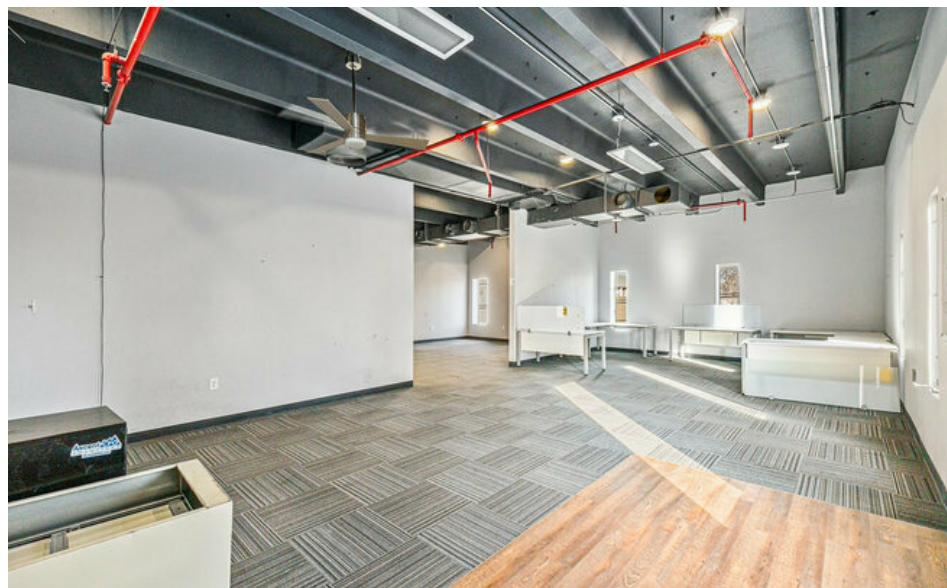
## EXTERIOR PHOTOS





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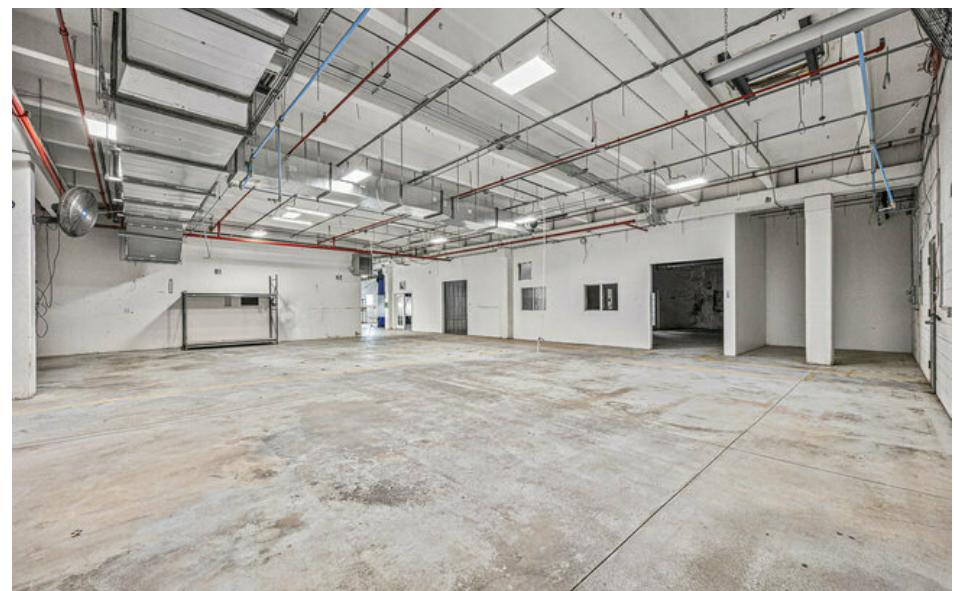
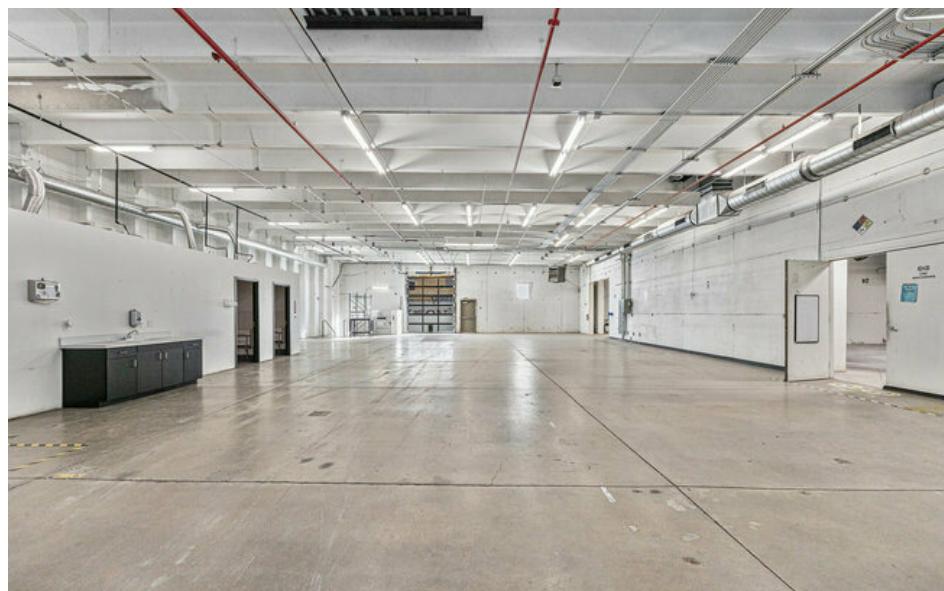
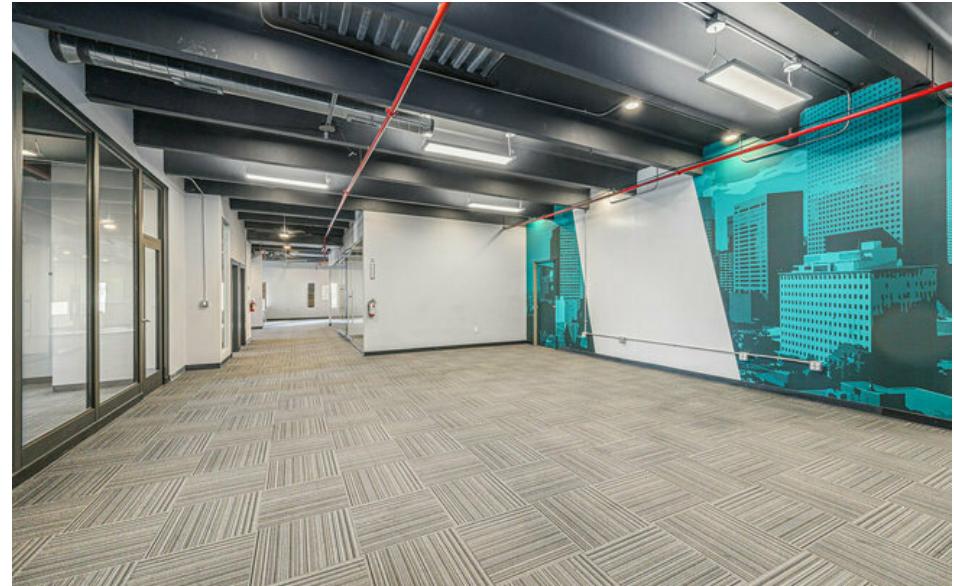
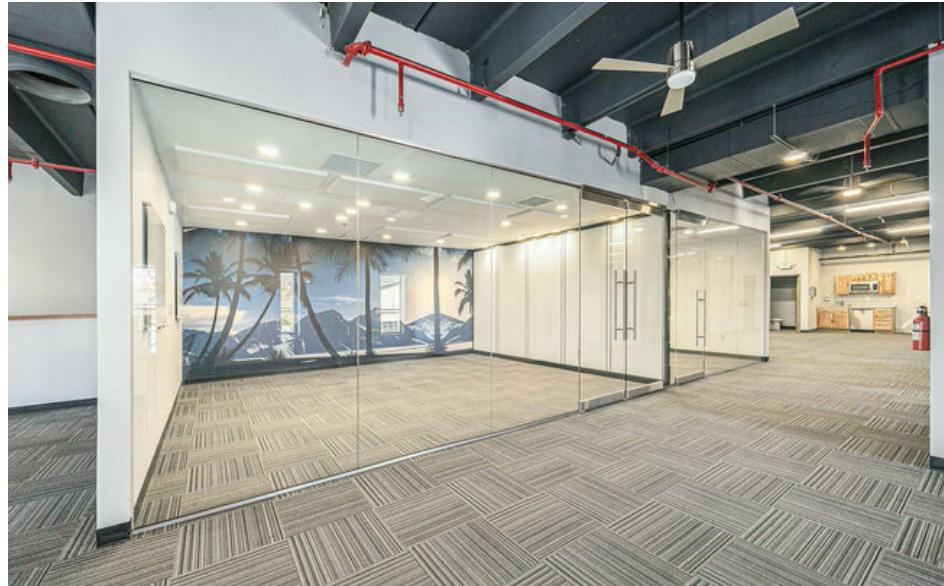
INTERIOR PHOTOS





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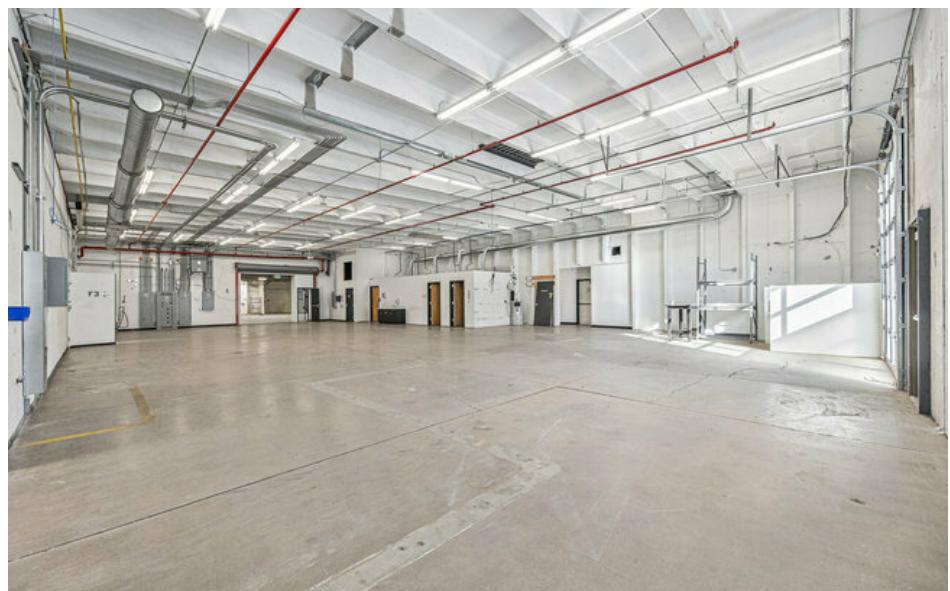
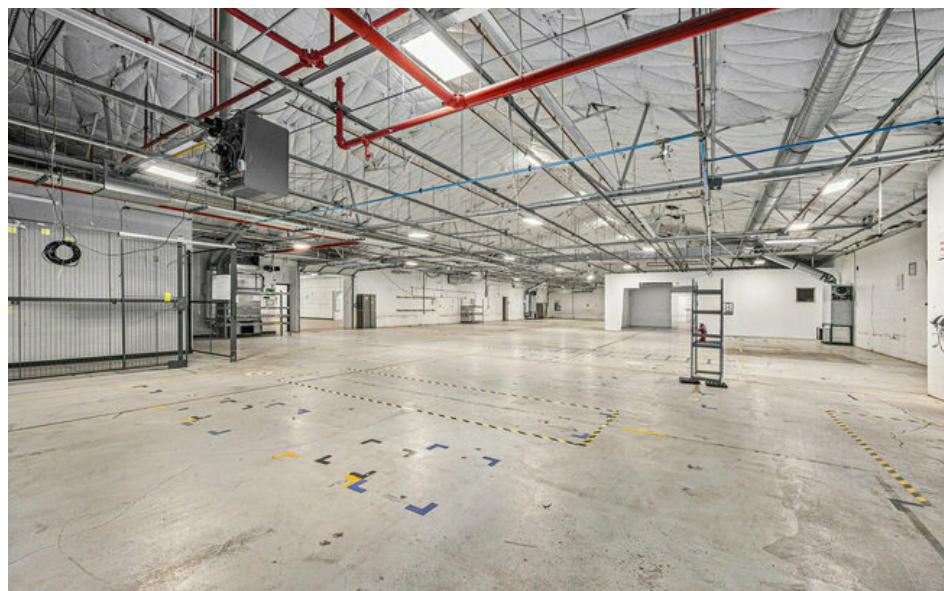
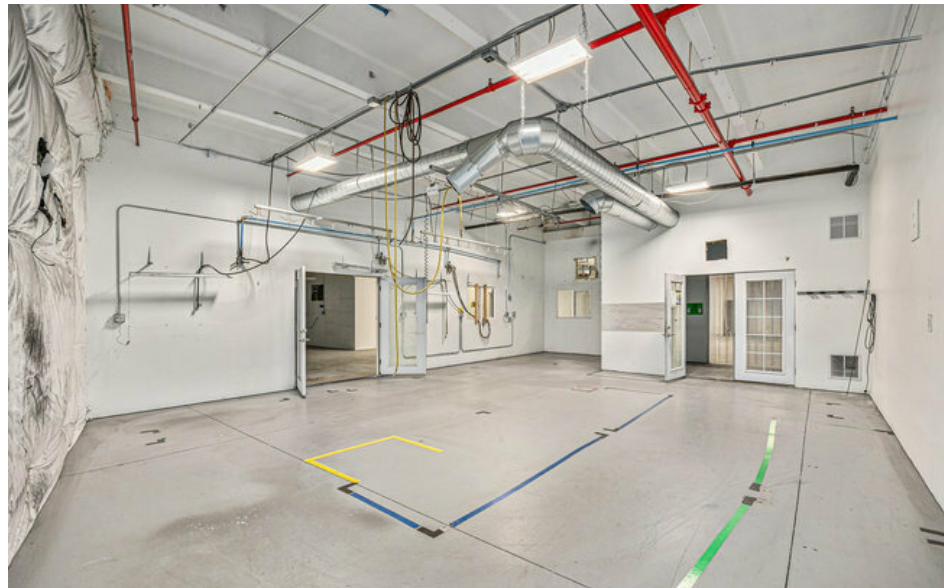
## INTERIOR PHOTOS





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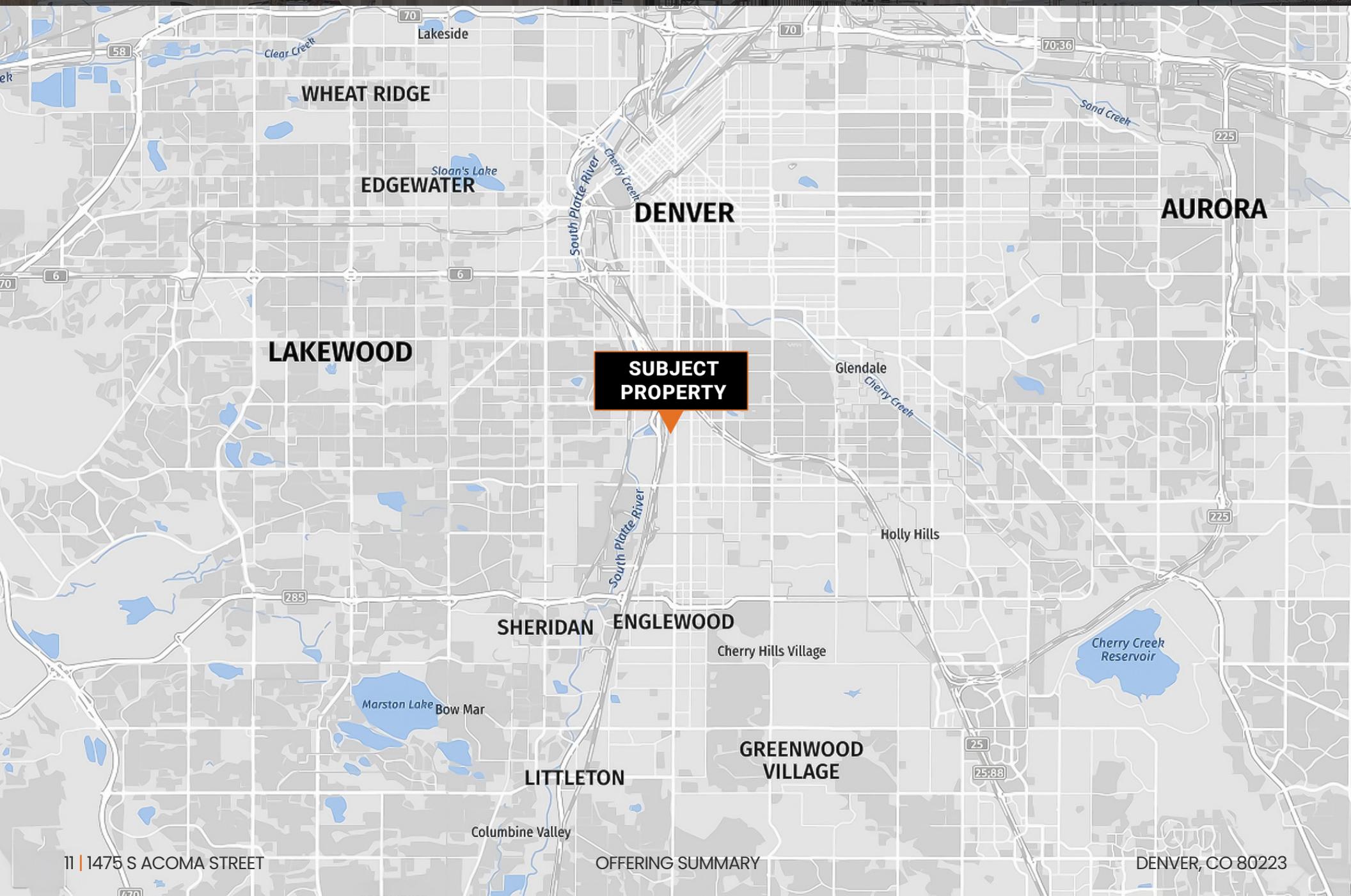
## INTERIOR PHOTOS





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# LOCATION MAP





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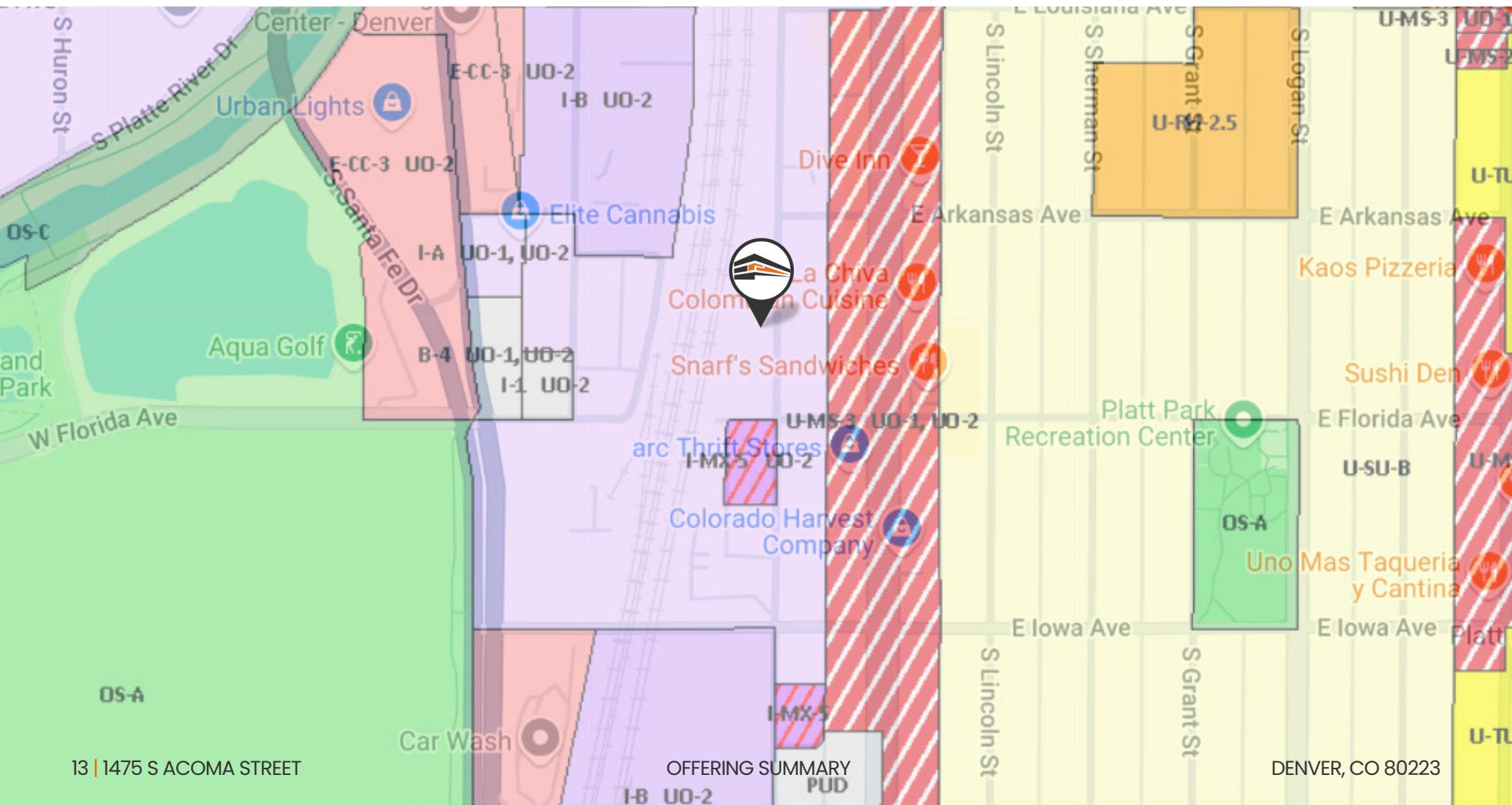
AREA MAP





## I-A, UO-2 ZONING

CLICK HERE  
[DENVER USE CODE](#)

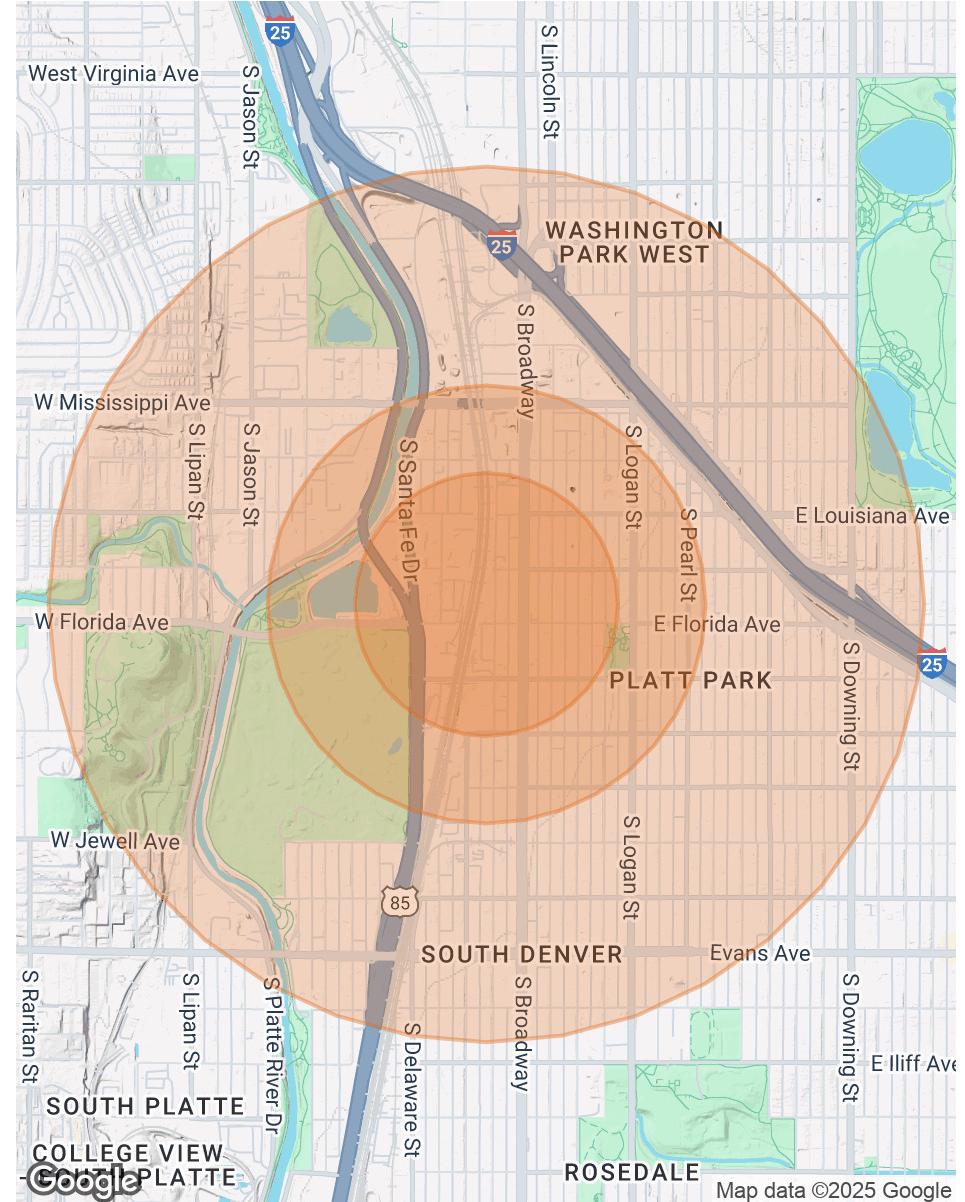




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,671	4,371	16,331
Average Age	35	36	37
Average Age (Male)	36	36	37
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	869	2,218	7,771
# of Persons per HH	1.9	2	2.1
Average HH Income	\$161,781	\$170,359	\$161,814
Average House Value	\$1,141,136	\$1,088,763	\$942,322

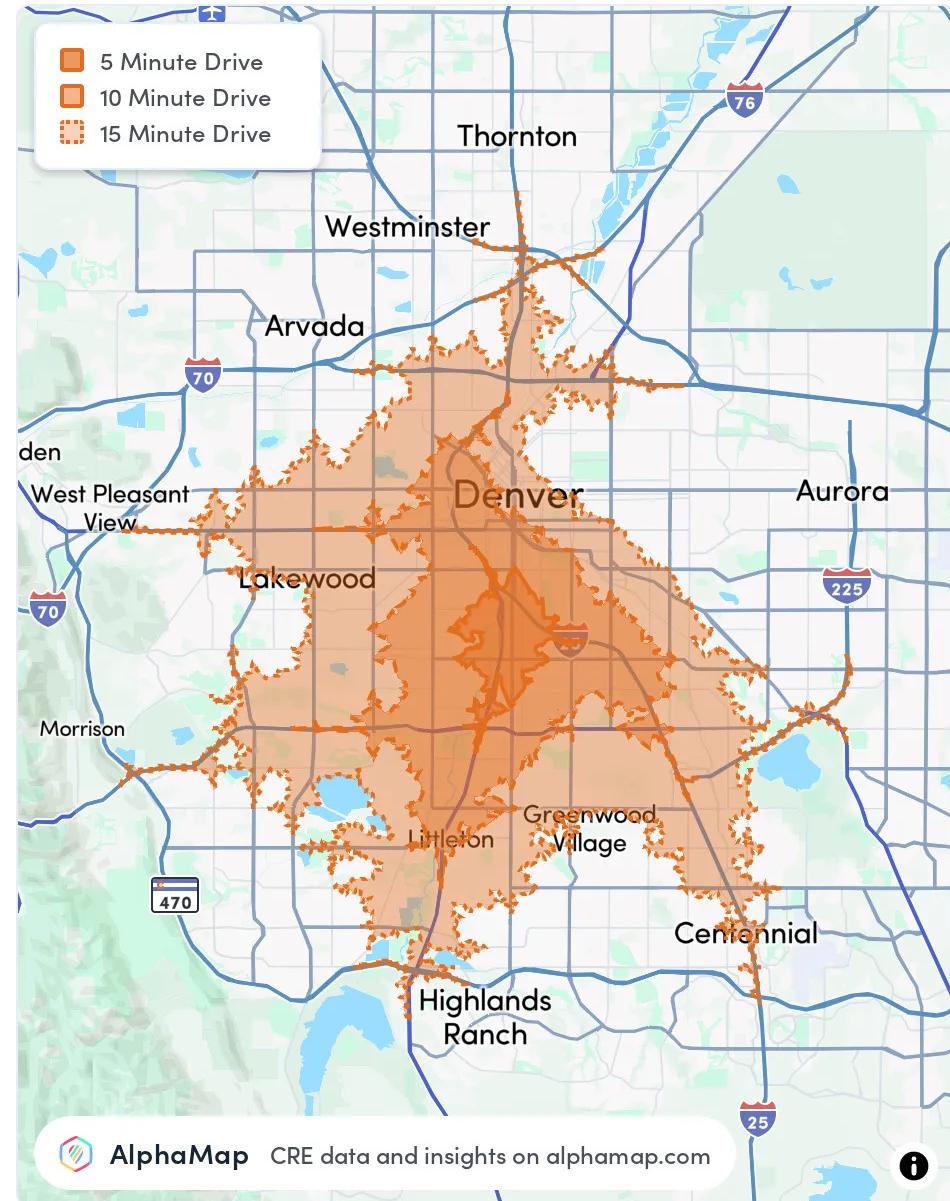
\* Demographic data derived from 2020 ACS - US Census





POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,717	88,005	307,129
Average Age	37	37	39
Average Age (Male)	37	37	38
Average Age (Female)	36	37	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,358	37,691	135,114
Persons per HH	2	2.3	2.3
Average HH Income	\$166,565	\$117,777	\$119,481
Average House Value	\$1,005,758	\$697,912	\$737,621
Per Capita Income	\$83,282	\$51,207	\$51,948



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