

# FOR SALE

2941 W 19TH AVENUE | DENVER, CO 80204

CONFIDENTIAL OFFERING MEMORANDUM



CONTACT US FOR MORE INFORMATION



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# EXECUTIVE SUMMARY

This recently renovated standalone office building presents a rare owner-user opportunity in one of Denver’s most vibrant urban neighborhoods. The property features abundant on-site parking, excellent natural light throughout, and is move-in ready with fully furnished with modern collaborative workstations.

Ideally situated in Jefferson Park with direct views of Empower Field, the building offers convenient access to Federal Boulevard, Colfax Avenue, Speer Boulevard, and I-25, with a walkable mix of restaurants, breweries, and retail just steps away.

## PROPERTY DETAILS

SALE PRICE	\$2,100,000
BUILDING TYPE:	Office
BUILDING SIZE:	5,964
LOT SIZE:	15,246 SF (.35 AC)
PARKING	38 Spaces
UNITS:	1
YOC:	1965

## PROPERTY HIGHLIGHTS

### 4 PRIVATE OFFICES & 1 CONFERENCE ROOM

.....  
**MODERN, UPDATED, OPEN CONCEPT WORKSPACE**  
 .....

**FULLY FURNISHED WITH COLLABORATIVE WORKSTATIONS**  
 .....

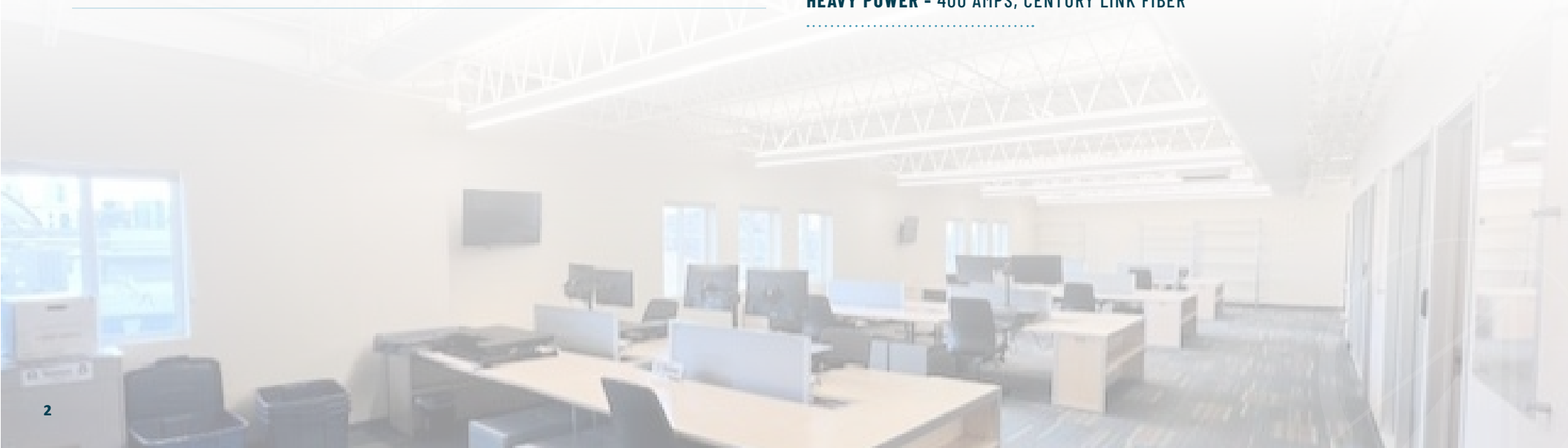
**ABUNDANT PARKING AND LOCATION DIRECTLY NEXT TO EMPOWER FIELD**  
 .....

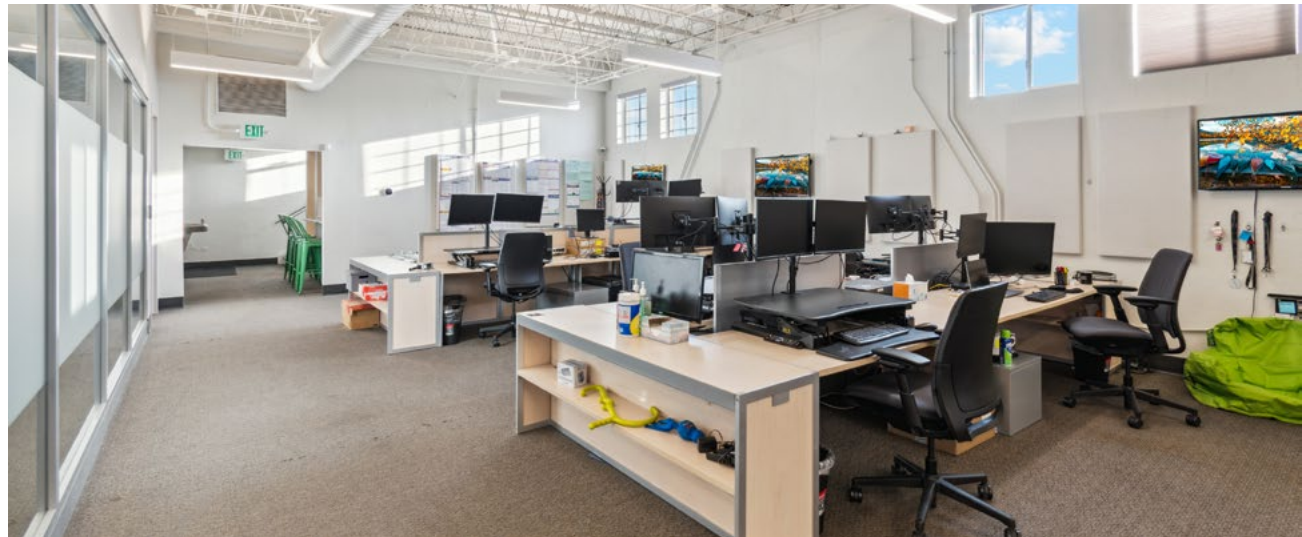
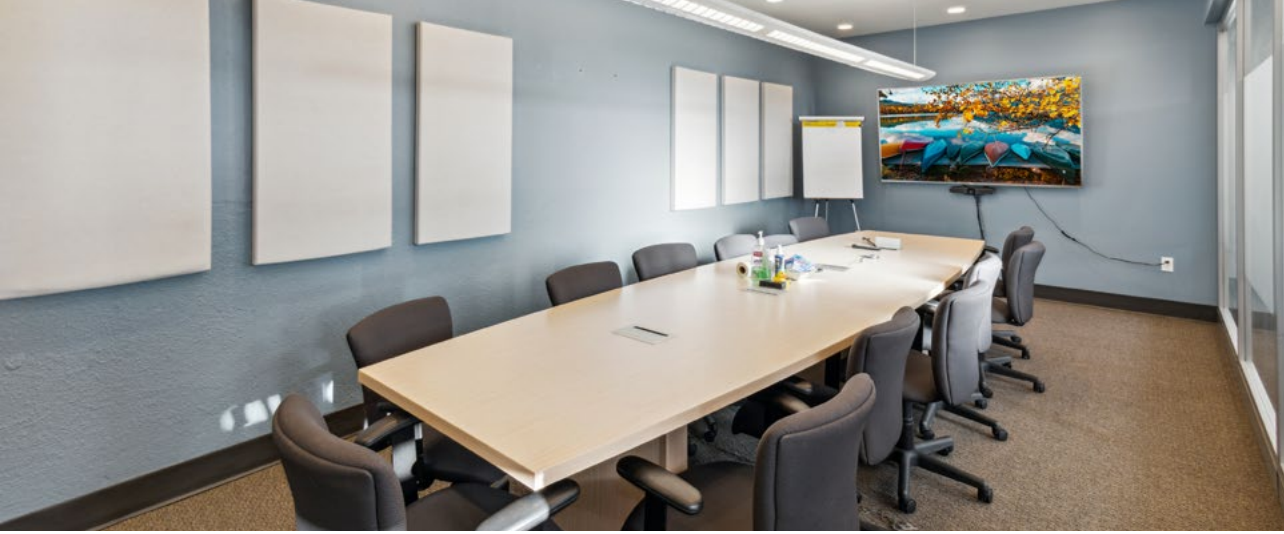
**FULLY EQUIPPED KITCHEN WITH BEER TAPS**  
 .....

**ADVANCED SERVER ROOM**  
 .....

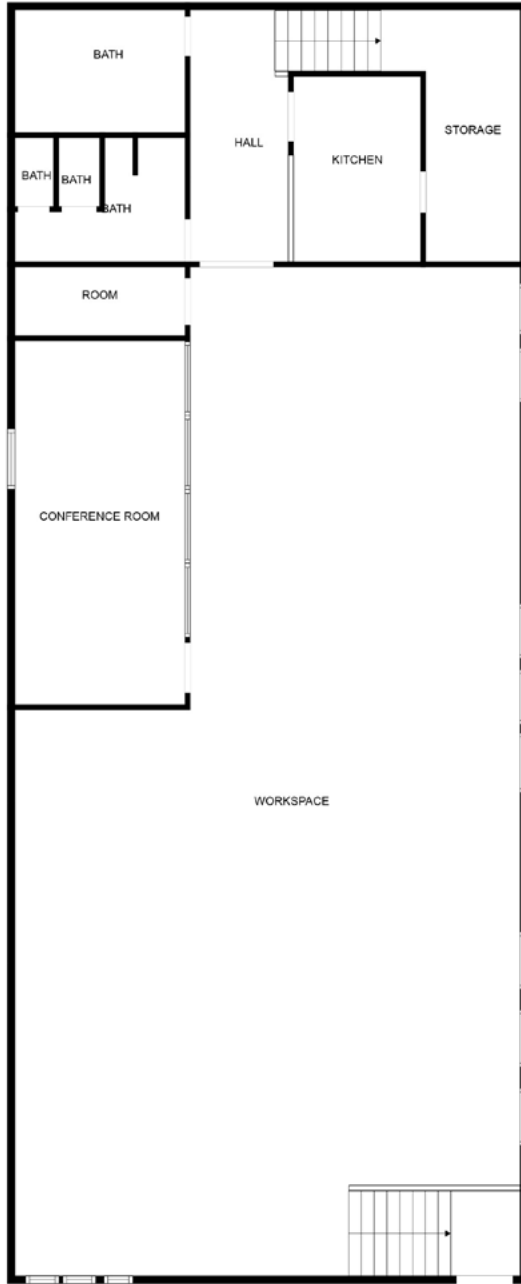
**SOLAR PANELS AND LOW UTILITY COSTS**  
 .....

**HEAVY POWER - 400 AMPS, CENTURY LINK FIBER**  
 .....

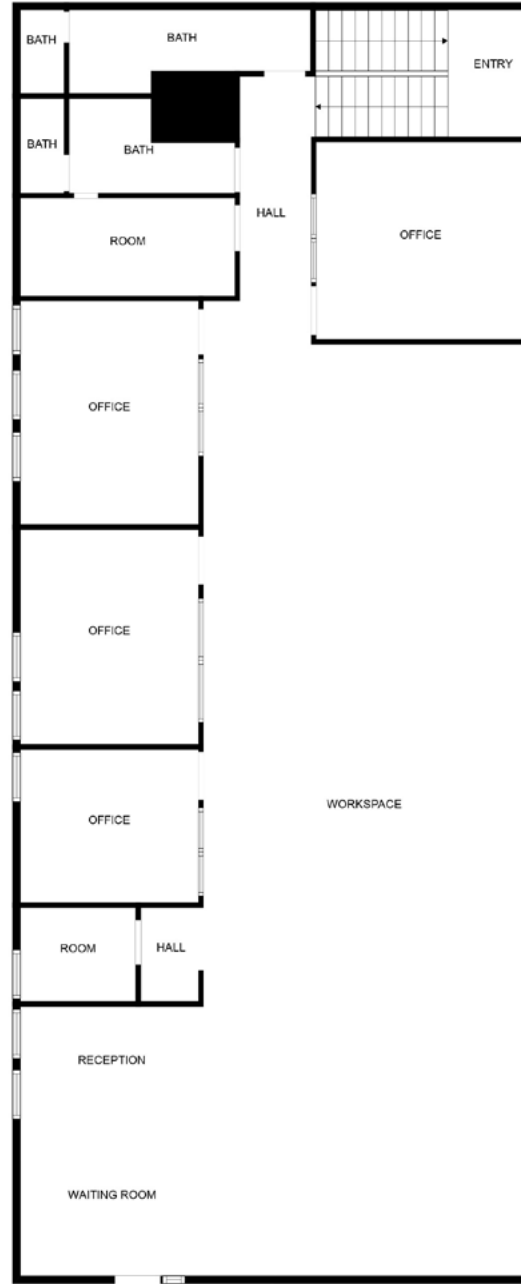




# FLOOR PLANS



FLOOR 1



FLOOR 2



# DENVER, CO

## ABOUT

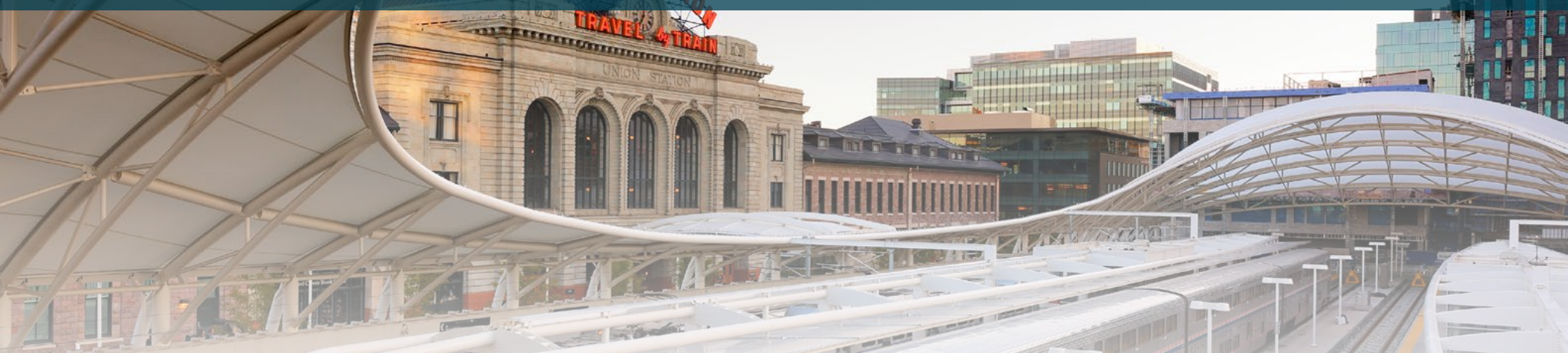
Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

## ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

**MEDIAN HOUSEHOLD INCOME IN DENVER, CO IS \$85,853.**



**710,800**

0.566% 1-YEAR GROWTH

**POPULATION**

**34.9**

**MEDIAN AGE**

**\$85,853**

9.82% 1-YEAR GROWTH

**MEDIAN HH INCOME**

**416,271**

1.43% 1-YEAR GROWTH

**NUMBER OF EMPLOYEES**

**\$540,400**

17.7% 1-YEAR GROWTH

**MEDIAN PROPERTY VALUE**



# LOCATION OVERVIEW



# DISCLAIMER

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Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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