



PRICE: CONTACT BROKER LOT SIZE: 39,424 SF BUILDING: 9,385 SF, 2,151 SF **OWNER USER/DEVELOPMENT OPPORTUNITY**

4640,4700 E. ILIFF AVE

DENVER, CO 80222

Del Elmagbari

Principal

del@sbcrea.com

303.356.9922



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Two adjacent medical office buildings with a total of 12,011 sf and a total lot size of 39,424 sf. 4640 E. Iliff has a total of 2,151 sf while 4700 E. Iliff has 9,385 sf. 4700 E. Iliff has a total of 38 rooms, 17 of them are exams rooms fully equipped with plumbing, one large kitchen/break room, full size laboratory, 4 bathrooms, large waiting area and lobby. 4640 E. iliff is a SFR that is zoned medical office, 3 bedrooms 2 bathrooms with a fully finished basement.

PROPERTY HIGHLIGHTS

- U-Hills North
- Centrally Located between 2 light rail stations
- Established patients
- High-Density Location, potential Multi-Family
- Redevelopment

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	39,424 SF
Building Size:	9,385 sf, 2151 sf

DEMOGRAPHICS REPORT

Populations and People Total Population 715,522 <small>P1 2020 Decennial Census</small>	Income and Poverty Median Household Income \$88,213 <small>S1901 2022 American Community Survey 1-Year Estimates</small>	Education Bachelor's Degree or Higher 57.1% <small>S1501 2022 American Community Survey 1-Year Estimates</small>
Employment Employment Rate 71.8% <small>DPO3 2022 American Community Survey 1-Year Estimates</small>	Housing Total Housing Units 344,980 <small>H1 2020 Decennial Census</small>	Health Without Health Care Coverage 7.0% <small>S2701 2022 American Community Survey 1-Year Estimates</small>
Business and Economy Total Employer Establishments 27,285 <small>CB2100CBP 2021 Economic Surveys Business Patterns</small>	Families and Living Arrangements Total Households 334,942 <small>DP02 2022 American Community Survey 1-Year Estimates</small>	Race and Ethnicity Hispanic or Latino (of any race) 199,460 <small>P9 2020 Decennial Census</small>

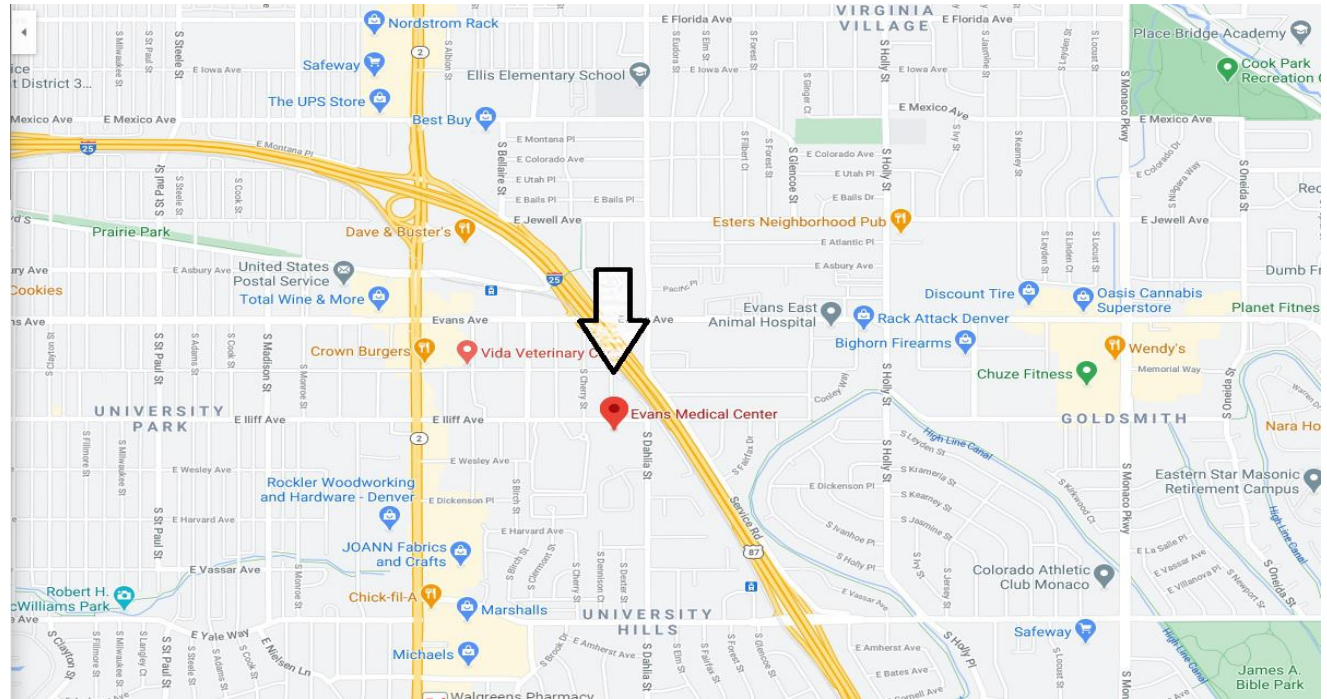
* Demographic data derived from US Census

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

- Centrally Located in UHills North
- Access from Colorado, Yale and Evans
- Density rich and Between 2 Light Rail Stations



PROPERTY DESCRIPTION

- Will consider selling business
- Replacement cost is significantly higher
- Almost an acre between both parcels
- Building will cater to multiple uses
- Flexible zoning
- 2023 Taxes \$43,045

Traffic VPD

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
S Dahlia St	E Iliff Ave N	1,882	2022	0.08 mi
SDAHLIA ST	E Iliff Ave N	1,900	2019	0.08 mi
E Evans Ave	S Dahlia St E	50,584	2022	0.27 mi
025A	E Yale Ave SE	238,000	2019	0.27 mi
I- 25	E Yale Ave SE	227,698	2022	0.27 mi
East Evans Avenue	S Dahlia St E	55,262	2019	0.28 mi
27.0	S Dahlia St N	1,882	2022	0.30 mi
E Evans Ave	S Clermont St E	36,902	2022	0.31 mi
SDAHLIA ST	E Pacific Pl N	4,853	2022	0.32 mi
South Dahlia Street	-	1,954	2022	0.35 mi

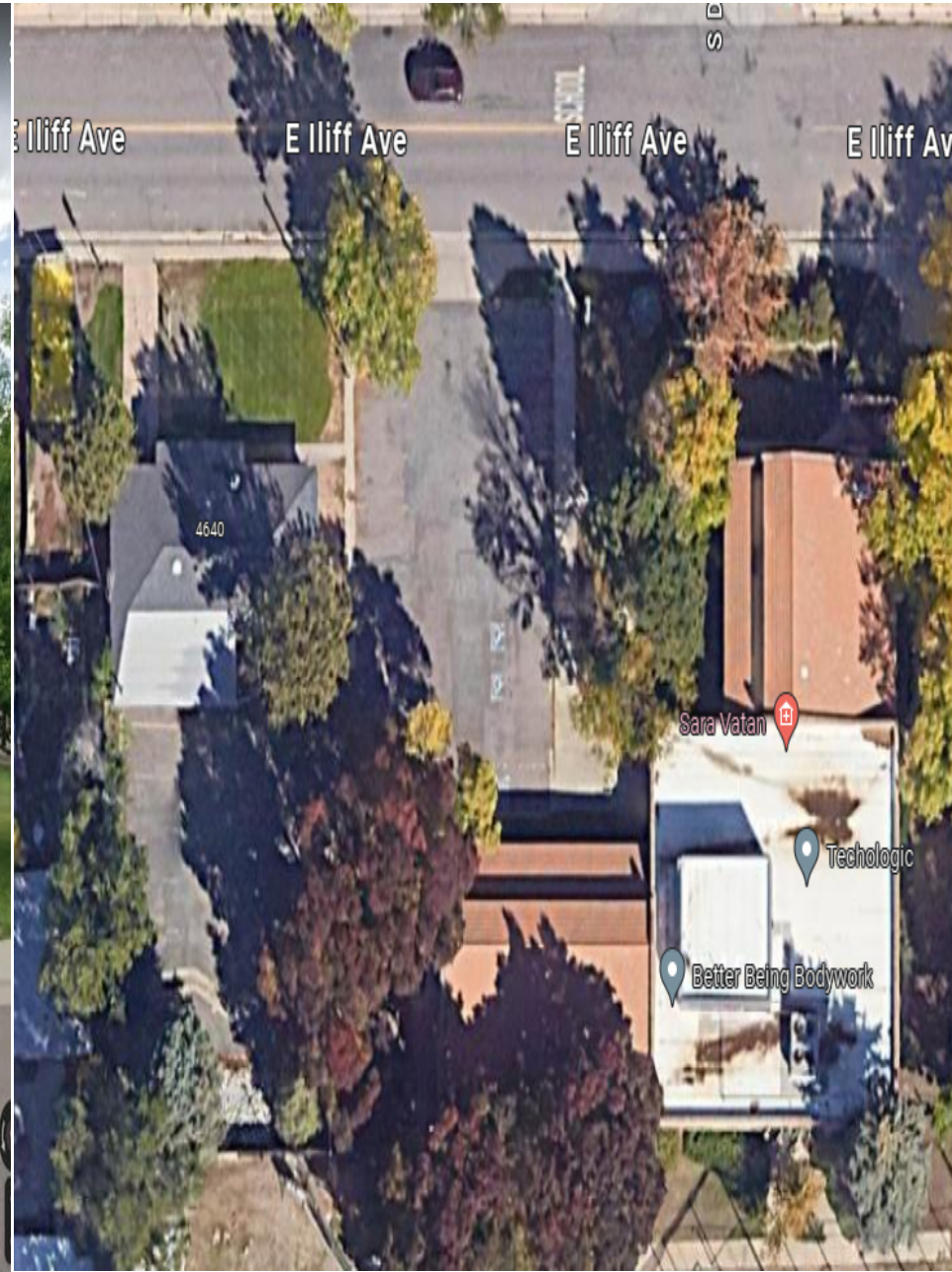
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

PHOTOS

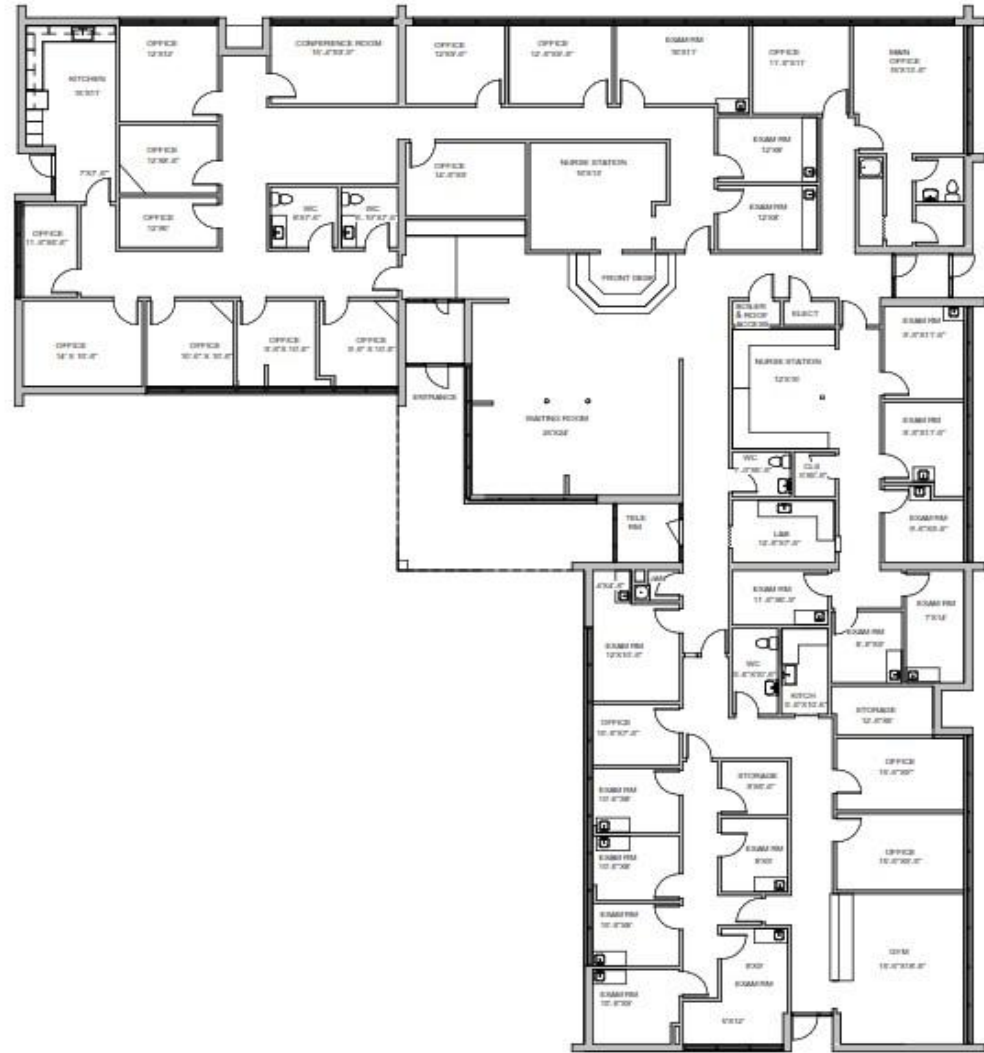


EVANS MEDICAL CENTER
BE HEALTHY  BE STRONG

4640 E. ILIFF AVE



4640 E. ILIFF AVE FLOORPLAN



EVANS MEDICAL CENTER
4700 E Iliff Ave, Denver, CO 80222
SCALE: 1'-0"=1/16"