

1101

W 36TH AVE

Denver, Colorado

SALE PRICE: **CONTACT BROKER**

FOR SALE: PRIME DENVER CORNER SITE WITH
REPURPOSE OR REDEVELOPMENT POTENTIAL



BROUGHT TO YOU BY GRUBER COMMERCIAL REAL ESTATE

209 Kalamath Street, #9 Denver, CO 80223 | (720) 490-1442 | grubercommercial.com



1101 W 36TH AVE

FOR SALE: PRIME DENVER CORNER SITE WITH REPURPOSE OR REDEVELOPMENT POTENTIAL

OFFERING / OVERVIEW

1101 W. 36th Ave, Denver, CO, is a 21,875/SF C-MX-5 zoned corner site located in the heart of Denver's LoHi submarket. The property features an existing 9,374/SF metal industrial building with grade-level loading. As one of the last remaining larger undeveloped properties in the submarket, it offers

significant potential. The site is within easy walking distance of numerous retail and dining options and provides convenient access to public transit. While the current zoning allows for redevelopment of up to five stories, the existing building also presents a strong repurposing opportunity.

HIGHLIGHTS

- Existing 9,374/SF Building
- Walking Distance to Some of Denver's Best Dining
- Corner Lot
- Rare Sized Site in Sub-Market
- Minutes to RiNo, National Western Complex & Downtown Denver
- Rectangular Shaped Site
- Easy Access to I-25 and I-70

POPULAR DINING NEARBY

- Wildflower
- The Green Collective Eatery
- The Bindery
- Acova
- Señor Bear
- Root Down
- Kike's Red Taco
- China Dragon
- The Original Chubby's
- Gaetano's
- One Two Three Sushi
- Linger
- Illegal Pete's Northside
- Leevers Locavore
- Postino's
- Fox & the Hen
- Odie B's Sunnyside

1101

W 36TH AVE

**FOR SALE: PRIME DENVER CORNER SITE WITH
REPURPOSE OR REDEVELOPMENT POTENTIAL**

PROPERTY DETAILS



PROPERTY ADDRESS:
1101 W. 36th Ave, Denver, CO



CITY/COUNTY:
Denver/Denver



SALE PRICE:
Contact Broker



WATER/SEWER:
Existing/Denver



SITE SIZE:
21,875/SF



POWER:
3 phase - to be verified (Xcel)



BUILDING SIZE:
9,374/SF



GAS:
Existing (Xcel)



YOC:
1976 - Metal Building



LOADING:
Grade Level



ZONING:
C-MX-5



MILL LEVY:
77.602



PROPERTY TAX:
\$73,736.46 (2023)

AREA DEMOGRAPHICS

	WITHIN 2 MILES
2024 Population	105,069
Average Household Income	\$119,692
Median Home Value	\$684,929
Owner Occupied Households	17,611
Renter Occupied Households	39,388
Median Age	34.8 yrs
Bachelor's Degree or Higher	58%

Source: Costar

1101

W 36TH AVE

FOR SALE: PRIME DENVER CORNER SITE WITH
REPURPOSE OR REDEVELOPMENT POTENTIAL



Russell Gruber
Industrial Specialist / Owner

📍 209 Kalamath Street, #9, Denver, CO 80223

📞 720-490-1442

✉️ russell@grubercr.com

🌐 grubercommercial.com

Gruber
COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate, Inc.