

# 2120 W. 7TH AVE. | ELECTRIFIED IMPACT-READY FLEX OFFICE & WAREHOUSE | DENVER, CO



**5,522 SF  
FOR SALE**



Glass conference wall + enhanced daylighting



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## Executive Summary

- **Size:** 5,522 SF (Office/Warehouse: ~65%/35%)
- **Lot Size:** 9,850 SF
- **Zoning:** I-MX-3 (Industrial Mixed-Use)
- **Overlays:** Opportunity Zone, HUBZone, Enterprise Zone, NEST
- **Access:** 3 distinct entrances, drive-in warehouse access, secured lot
- **Utilities:** Fully electrified, HVAC replaced, LED lighting throughout

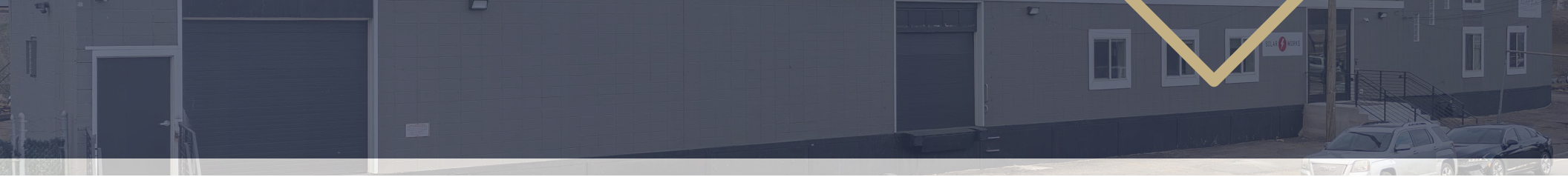
2120  
W. 7TH AVE  
DENVER, CO 80204

## Highlights

- **DO NOT DISTURB! THE BUILDING IS CURRENTLY OCCUPIED. PLEASE COORDINATE WITH LISTING BROKER FOR ANY AND ALL SHOWINGS.**
- Freestanding building with:
  - Two (2) dock high loading doors
  - Brand new entry doors
  - 1,957 SF warehouse area
  - Thirteen (13) private offices
- Entrances: 3 functional access points — main, front warehouse/loading at east end, and exterior stairs to upstairs suite (also connects internally)
- 2025 updates: HVAC electrification + façade and concrete stair upgrades (move-in ready)
- Updated conference room
- Modern finishes
- Private second floor office space
- Upstairs suite functions independently with private lobby and dual restrooms — ideal for executive use or subletting
- Renovated in 2025 for green compliance and electrification goals
- Flexible layout ideal for owner-users, nonprofits, logistics/contractors, or hybrid office/industrial operations
- Easy access to I-25
- Located in an Opportunity Zone, HUBZone, and Enterprise Zone with immediate access to I-25, 6th Ave, and Santa Fe Drive
- Ability to fence the yard area currently used as parking on the parcel
- Conveniently located off I-25, which is the main North/South highway through the Denver Metro Area







**2120 W. 7th Avenue** is positioned as a mission-aligned, turnkey flex office + warehouse asset designed to deliver value across nonprofit, government, and investor buyer segments. Its rare combination of:

- Electrification compliance
- Capital improvements exceeding \$500K
- Multiple zoning incentive overlays
- Upgrades and office/warehouse flexibility
- Location in a strategic Opportunity Corridor

...makes it one of the **most funding-aligned commercial properties in Denver.**

**Property Type:** Electrified Flex Office + Warehouse

**Configuration:** ~65% Office / 35% Warehouse, 3 Driveway Entrances, Sublease Potential

What sets this property apart is not just location or layout, but how comprehensively it aligns with the **most in-demand capital, compliance, and impact criteria** in Denver's urban redevelopment ecosystem.



2120

## Zoning and Incentive Overlays



Overlay	Benefit	Buyer Type
Opportunity Zone (OZ)	Tax Deferral & Basis Step-Up	Impact/ESG Investors
Enterprise Zone (EZ)	State Tax Credits	All Buyers
HUBZone	Federal Contract Preference	Contractors
NEST Neighborhood	Neighborhood Equity Support	Nonprofit HQs

## Strategic Location Highlights

- Surrounded by \$1B+ of transformative projects (River Mile, DHA, Broncos District).
- \$150M+ in acquisitions nearby under NDAs.
- Potential Broncos Stadium relocation impact.
- Direct transit access (light rail & multimodal).
- Prime entry into Denver's fastest-growing corridor.
- Historical district appreciation & redevelopment success.

## Buyer ROI Scenarios Quantified Financial Impact

Buyer	Scenario	ROI Impact
Nonprofit HQ	\$2.5M – \$225K incentives + \$25K/yr tax savings	Net ~\$2.275M + annual ROI
Federal Contractor	HUBZone + SBA lending + \$500K CapEx	Reduced financing + value lift
ESG Investor	OZ hold + 10–12% IRR	Long-term appreciation + incentives
Cultivation Operator	Zoned/licensed + CapEx savings	\$250K+ savings, turnkey setup
Logistics User	EV grants + secured yard	\$150K+ grants + flexibility



# Incentive Matrix & Grant Opportunities

Program Name	Value	Buyer Type
Nonprofit Property Tax Exemption	\$25K+/year	Nonprofit HQ
Philanthropic Grants	\$25K-\$150K	Nonprofit HQ
HUBZone Contracts	Competitive Advantage	Contractors
OZ Tax Benefits	\$150K+	Impact Investors
CapEx Avoidance	\$250K+	Cultivation Operators
EV Fleet/Charging Grants	\$15K-\$150K	Logistics Users
Enterprise Zone Credits	Variable	All Buyers
Workforce Grants	\$5K+/hire	Employers
Business Impact Fund	\$7.5K-\$15K	Small Businesses
TDM Credits	Up to \$125K/year	Employers
Advanced Industries Grants	Up to \$250K	Commercial Buyers
ULC Financing	Financing Access	Nonprofit HQ

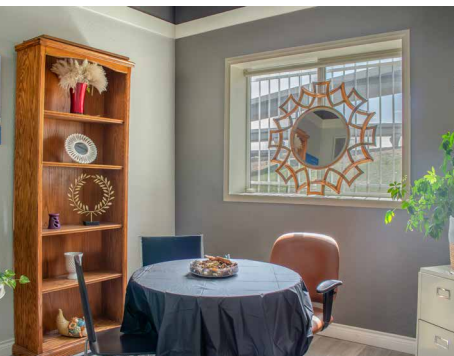
## Buyer Personas & Strategic Use Cases

Buyer Type	Strategic Advantage
Nonprofit HQ / CDFI	Tax exemptions, grants, ULC financing
Federal Contractor / HUBZone	HUBZone preference, federal contracts
ESG/Impact Investor	OZ incentives, impact-driven returns
Cultivation Operator	Zoned/licensed-ready, CapEx savings
Fleet/Logistics	EV grants, secured yard, flexibility





# 2120 W. 7TH AVE 80204 DENVER, CO



Epoxy flooring  
(warehouse) +  
engineered wood  
(office)

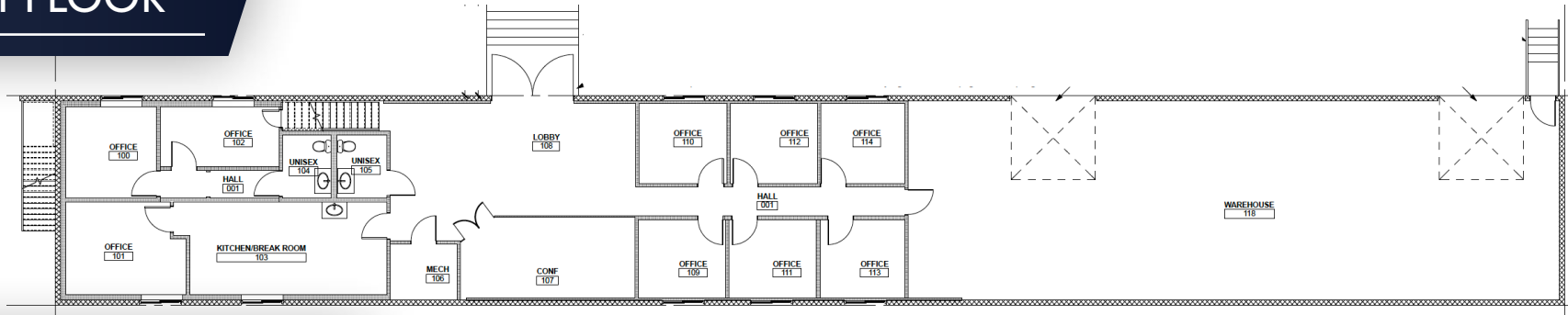




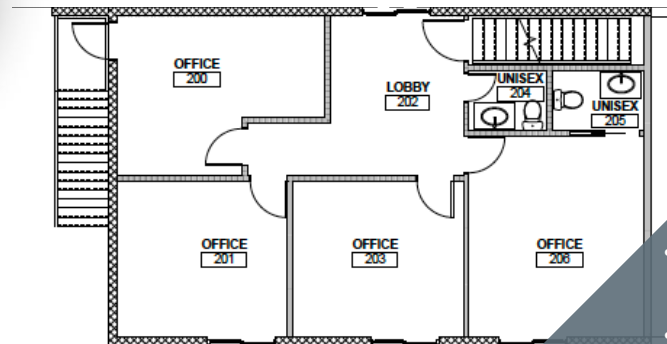
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## FLOOR PLANS & PHOTOS

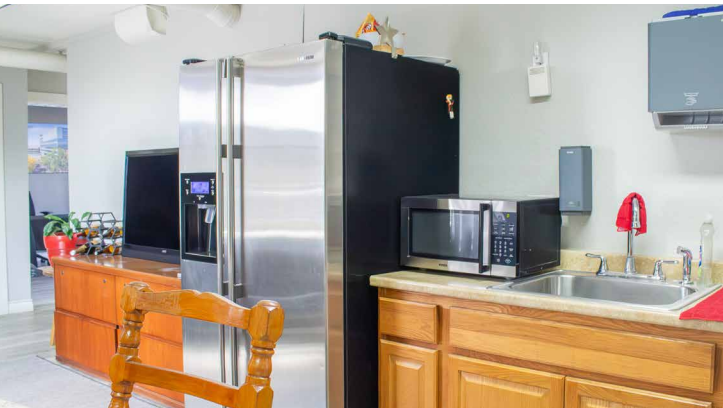
### 1ST FLOOR



### 2ND FLOOR



- Full electrification via heat pump HVAC
- New architectural storefront + exterior stair system
- Security suite, automation-ready entry, LED retrofits





# Demographics

	1 Mile	3 Miles	5 Miles
Population	10,265	251,429	527,315
Average Household Income	\$72,281	\$107,190	\$109,564
Daytime Population	17,606	228,687	390,058

Source: CoStar

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BARNUM  
RECREATION  
CENTER



The Regency Athletic Complex

COLFAX AVENUE

LA-ALMA  
LINCOLN PARK

10TH / OSAGE  
STATION

SPECULATIVE FUTURE  
DENVER BRONCOS  
RELOCATION SITE

8TH AVENUE

Girls Athletic  
Leadership School  
270 Students

West High School  
770 Students

SANTA FE DRIVE

KING  
Snooze

T Mobile  
Pizza Hut

CIVIC CENTER  
DEN PARK

DENVER  
ART  
MUSEUM

Colorado Convention  
Center  
Over 800K  
Attendees per year

16TH STREET MALL  
CENTRAL  
BUSINESS  
DISTRICT

NORTH CAPITOL

CAPITOL HILL

AURARIA

METROPOLITAN  
STATE UNIVERSITY  
OF DENVER

AURARIA  
WEST STATION

EMPOWER FIELD  
AT MILE HIGH STATION

EMPOWER FIELD  
AT MILE HIGH

ELITCH  
GARDENS

BALL ARENA/  
ELITCH GARDENS  
STATION

BALL  
ARENA

SLOAN LAKE



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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.



## Request Complete Package: Brochure, Incentives, Pro Forma, ESG Scorecard

- Schedule Private Tour or Virtual Briefing — **Act Now Before Market Release**
- Access Verified Market Comps & ROI Models
- Meet Our Team:



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*Managing Principal*

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### Data Source Reference

All data derived from industry reports, verified broker research, and governmental records.

*Reference links available upon request.*

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This property represents a rare opportunity to secure a foothold in Denver's most strategically positioned growth market — blending immediate operational value, overlay-driven tax and grant incentives, and proximity to transformational redevelopment. Consistent historical appreciation in the surrounding submarkets underscores its long-term value — a **GOLDMINE** for investors seeking both ESG-conscious assets and high-return opportunities. Discover a strategic hidden gem with limitless potential — a rare chance to align with Denver's billion-dollar momentum.