

SOBO INDUSTRIAL BUILDING FOR SALE

OFFERING MEMORANDUM

**1830 S BANNOCK STREET
DENVER, CO 80223**

**Industrial/Warehouse & Office
Building: 19,700 SF
Land: 24,394 SF (.56 Acres)**

Price: \$4,500,000 (\$228/SF)

~~\$4,000,000 (\$203/SF)~~

~~\$3,600,000 (\$183/SF)~~

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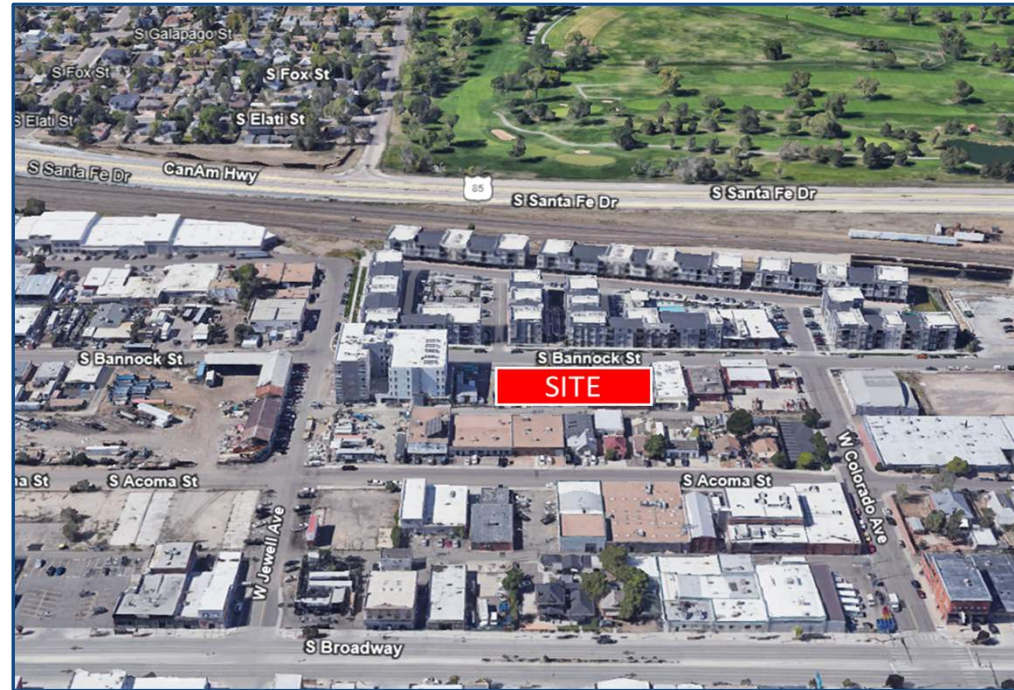
EXECUTIVE SUMMARY

1830 S BANNOCK STREETDENVER, CO 80223

1830 S Bannock lies within Denver's vibrant South Broadway Corridor, often referred to as "SoBo." This bustling area is renowned for its diverse array of eateries, vintage shops, art galleries, live music venues, and other attractions. Situated on South Bannock, this industrial warehouse/office presents an appealing opportunity for owner-users or investors looking to tap into the dynamic SoBo and Denver markets. Its advantageous location boasts close access to major transportation routes and the walking distance to the Evans Light Rail Station, further enhancing its appeal. A couple of walking distance restaurants/bars include: The Post, Ratio Beer Works, Bacon Social House, Snarfs, etc.

Significant Area Developments

- **Hanover South Broadway** – 1933 S Acoma (Jewell & S Acoma): 278 units completed in 2023.
- **Encore Evans Station** – 1805 S Bannock (Jewell & S Bannock): 224 units completed in 2018.
- **Alexan Evans Station** – 2121 S Broadway (Evans & S Broadway): 367 Units, completed in 2023.
- **The Overland** – 2065 S Cherokee (Evans & Cherokee): 140 units, completed in 2021.
- **OSO Apartments** – 1900 Acoma (Jewell & S Acoma): 268 units upon completion.
- **SoBo 58 and SoBo 38** – 1896 S Bannock & 1899 S Acoma (Jewell & S Bannock/S Acoma): 58 completed condo units and 38 proposed condo units.
- **Gates Development at Broadway Station (TOD)**: spanning 41 acres. It is set to include 887 new residential units, 380,000 square feet of office space, and 180,000 square feet of retail space.



PROPERTY OVERVIEW

HIGHLIGHTS:

- 19,700 SF Industrial Building
 - 12,365 SF: warehouse/manufacturing
 - 7,335 SF: Office Space
- 2nd Floor Office can be delivered vacant or with a new lease in place
- 7,750 SF Secure Fenced Parking Lot/Yard with 19 parking spaces
- Parking: 36 Totals
 - 19 in secure parking lot/ 17 along the front of the building
- Drive In/Dock High: 1/1
- Power: 3,200 Amps
- Walking distance to Evans Light Rail Station
- Great opportunity for Redevelopment, Owner User Building, or Investment
- Ability to rezone for higher density/redevelopment to C-MX5 or C-MX8

DETAILS:

- **Address:** 1830 S Bannock Street, Denver CO 80223
- **City/County:** Denver/Denver
- **Building Size:** 19,560 SF (12,365 Warehouse/7,195 Office)
- **Ceiling Height:** 11'-12'
- **Land:** .56 Acres – 24,394 SF
- **YOC:** 1954/1975 (Renovated in 2018/2022)
- **Zoning:** I-A, UO-2 (Properties in the immediate area have successfully been rezoned to C-MX5 and C-MX8.)

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WAREHOUSE LEASE DETAILS (for COMP purposes only)

- SF: 12,365 SF warehouse only
- Lease Expiration: 4/30/2025
- Rate: \$10.03/SF plus NNN
- Security Deposit: \$10,000

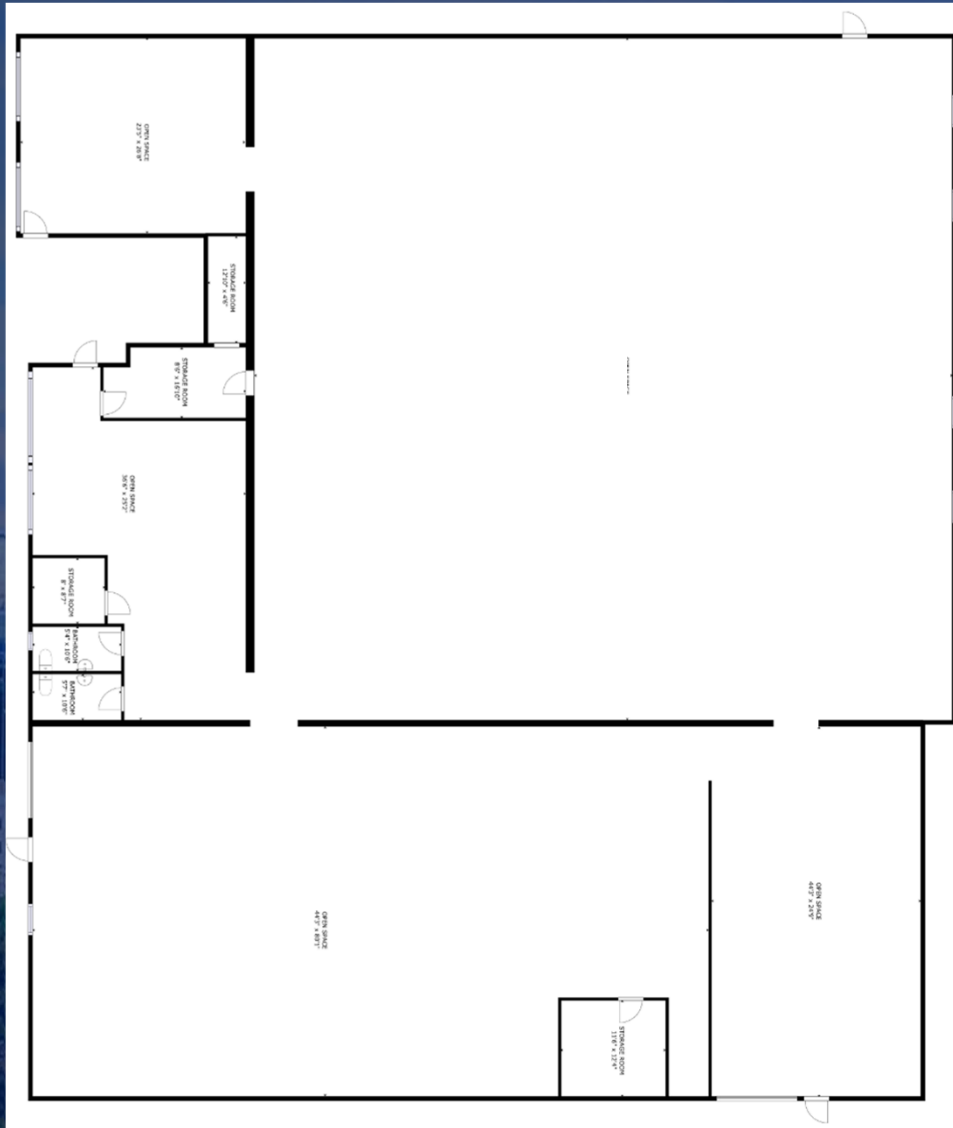


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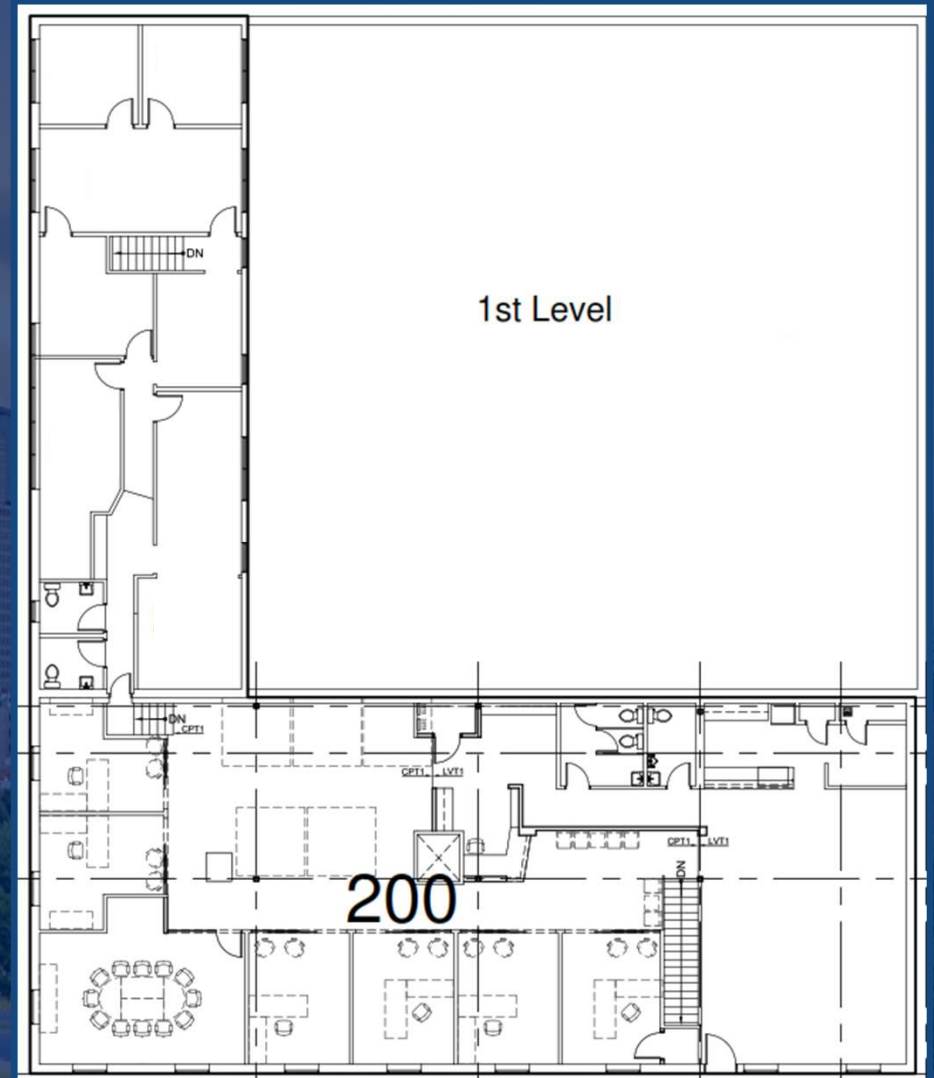
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FLOOR PLAN

1ST Floor - Warehouse



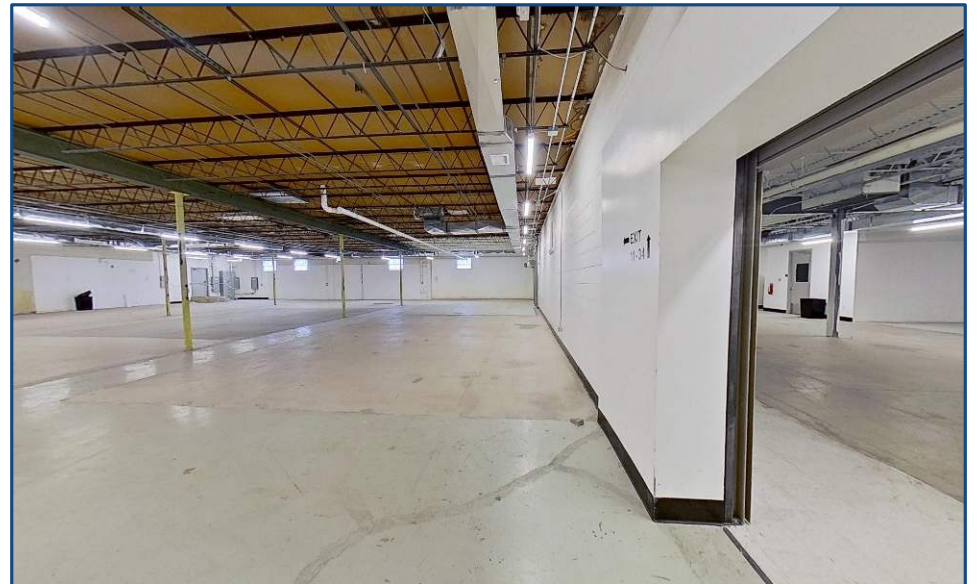
2nd Floor - Office



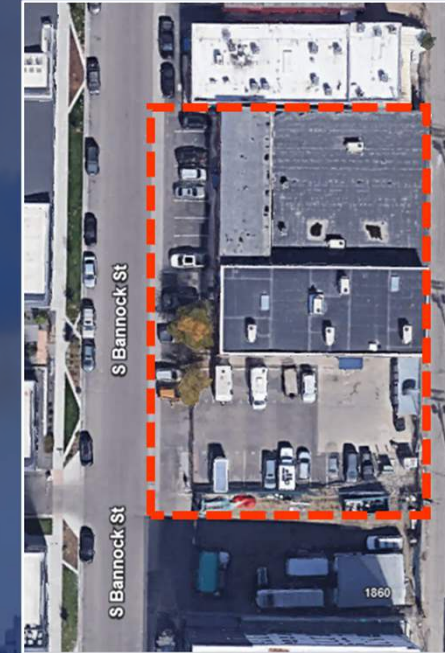
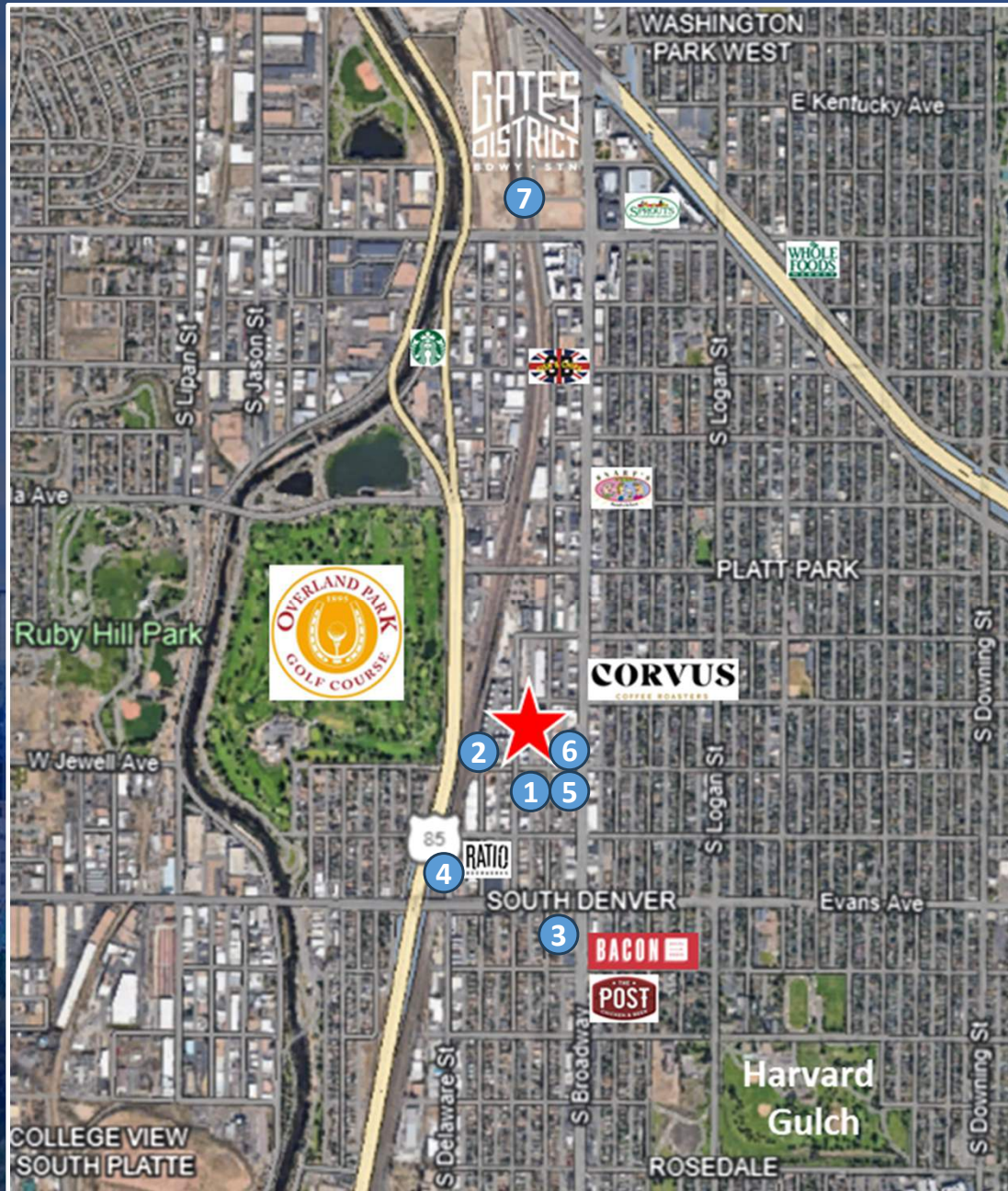
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ADDITIONAL PHOTOS



MAP/AREA OVERVIEW



Multi-Family Developments

1	Hanover South Broadway	278 Units
2	Encore Evans Station	224 Units
3	Alexan Evans Station	367 Units
4	The Overland	140 Units
5	OSO Apartments	268 Units
6	Sobo 58 & 38	58/38 Units
7	Gates District	887 Units



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