



## INDUSTRIAL YARD FOR LEASE

1075 S Jason St, Denver, CO 80223

For Lease: \$8,000/month

Lot Size: +/- 1 acre



LEAD BROKER **CJ Toohey** Broker Associate | [cj@henrygroupre.com](mailto:cj@henrygroupre.com) | 303.625.7444

**Patrick Henry** Principal | [patrick@henrygroupre.com](mailto:patrick@henrygroupre.com) | 303.625.7444

**Parker Beasley** Broker Associate | [parker@henrygroupre.com](mailto:parker@henrygroupre.com) | 303.625.7444



## PROPERTY SUMMARY

|                             |                                      |
|-----------------------------|--------------------------------------|
| Address                     | 1075 S Jason Street Denver, CO 80223 |
| Zoning                      | I-A                                  |
| Power                       | Not Available                        |
| <b>Yard Space Available</b> | <b>+/- 1 Acre</b>                    |
| <b>Lease Rate</b>           | <b>\$8,000/month</b>                 |

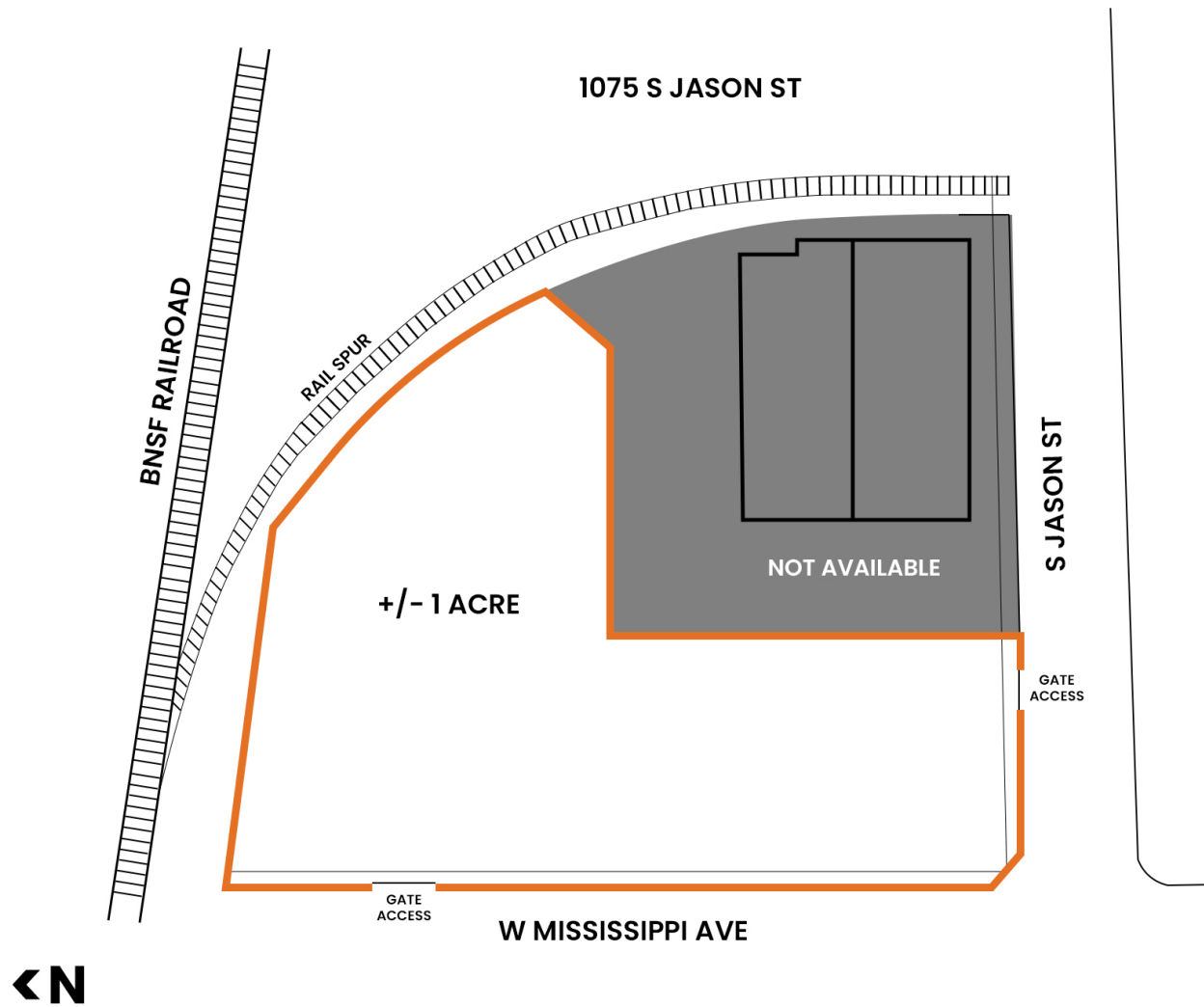
## OFFERING SUMMARY

Henry Group is pleased to **offer ±1 acre of fenced yard space for lease at \$8,000 per month**. This yard area is part of a ±1.8-acre industrial property **zoned I-A** and provides **excellent functionality** for users needing **outdoor storage, fleet parking, equipment staging, or operational overflow**. The building itself is not available for lease.

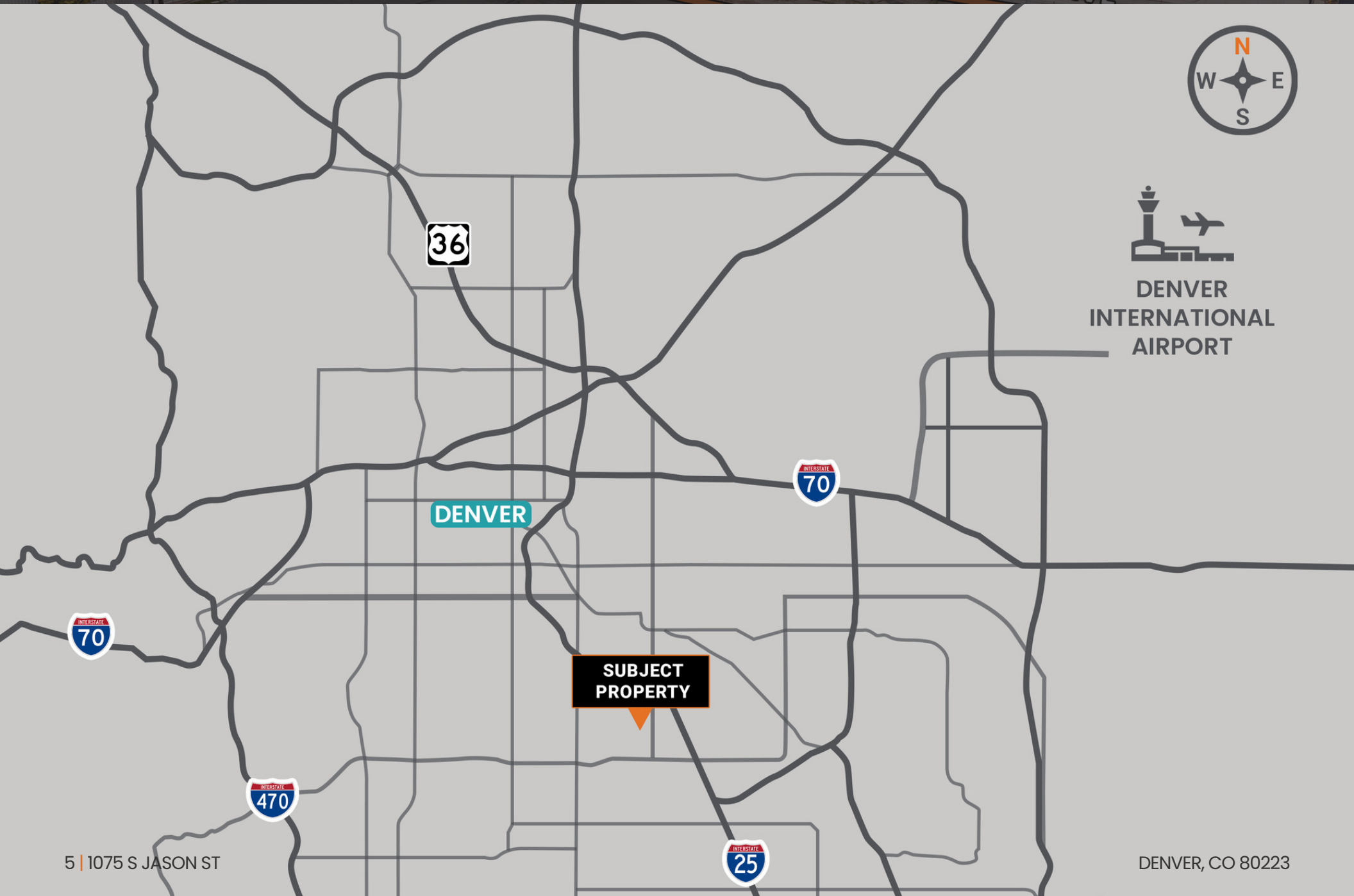
The fenced yard offers **convenient access**, strong usability for a variety of industrial operations, and a strategic location within Denver's **centrally positioned South Santa Fe/Platte River industrial corridor**. Just south of downtown Denver, the site provides quick **connectivity** to major routes including **I-25, W Mississippi Avenue, and S Santa Fe Drive**. Surrounded by established industrial and distribution uses, the area supports efficient logistics and easy access to urban amenities.

## PROPERTY HIGHLIGHTS

- Ideal for outdoor storage, fleet parking, equipment staging, or contractor use
- Secure, fully fenced space with convenient access
- Located on a ±1.8-acre industrial site (I-A zoning)
- Excellent regional access near I-25, W Mississippi Ave, and S Santa Fe Dr
- Centrally positioned in Denver's South Santa Fe/Platte River industrial corridor
- Surrounded by established industrial and distribution users
- Minutes from downtown Denver and major transportation routes











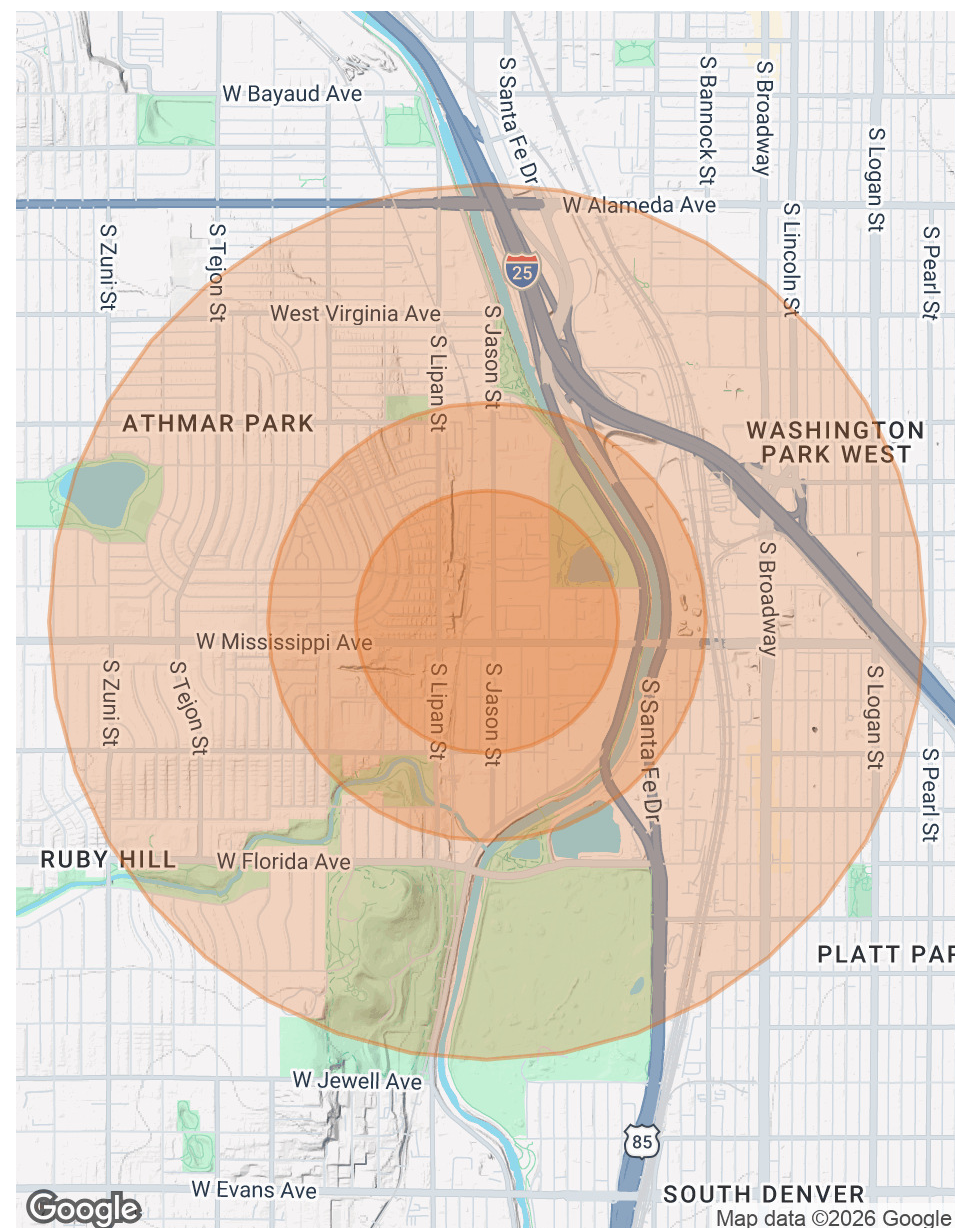
## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 754       | 2,790     | 15,440 |
| Average Age          | 36        | 37        | 36     |
| Average Age (Male)   | 36        | 37        | 36     |
| Average Age (Female) | 36        | 37        | 36     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 272       | 1,048     | 6,752     |
| # of Persons per HH | 2.8       | 2.7       | 2.3       |
| Average HH Income   | \$83,517  | \$80,294  | \$112,793 |
| Average House Value | \$422,181 | \$451,759 | \$678,840 |

\* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.

+/- 1 ACRE

GATE  
ACCESS



HENRY GROUP  
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | [www.henrygroupre.com](http://www.henrygroupre.com)

NOT AVAILABLE

S JASON ST

MISSISSIPPI AVE