

## FOR LEASE

### Space Summary

This flex space unit totaling 5,400 square feet offers a highly functional combination of office and industrial capabilities. It features a generous 4,000 square feet of dedicated warehouse space, ideal for storage, distribution, or light manufacturing operations. The warehouse is well-equipped with both a convenient drive-in door and a dock-high door, providing versatile loading and unloading options for various types of vehicles and freight. Complementing the industrial area is 1,400 square feet of finished office space, suitable for administrative work, client interactions, and staff workstations. This unit is an excellent solution for businesses seeking a robust operational hub with ample storage and efficient access, combined with professional office amenities.

Property Type	Industrial
Construction	Masonry
Available Space	5,400 SF
Warehouse Space	4,000 SF
Office Space	1,400 SF
Year Built	1961
Parking	Surface   14 Spaces (Shared Use)
Heating	Gas
Air Conditioning	Office
Dock-High	1
Drive-in	1
Clear Height	12'
Zoning	I-A

Flex Space for Lease

**781 VALLEJO STREET**  
DENVER, CO 80204



**5,400 SF**

AVAILABLE SPACE

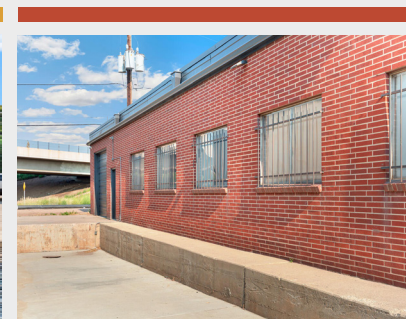
**\$11.00/SF**

LEASE RATE

**NNN**

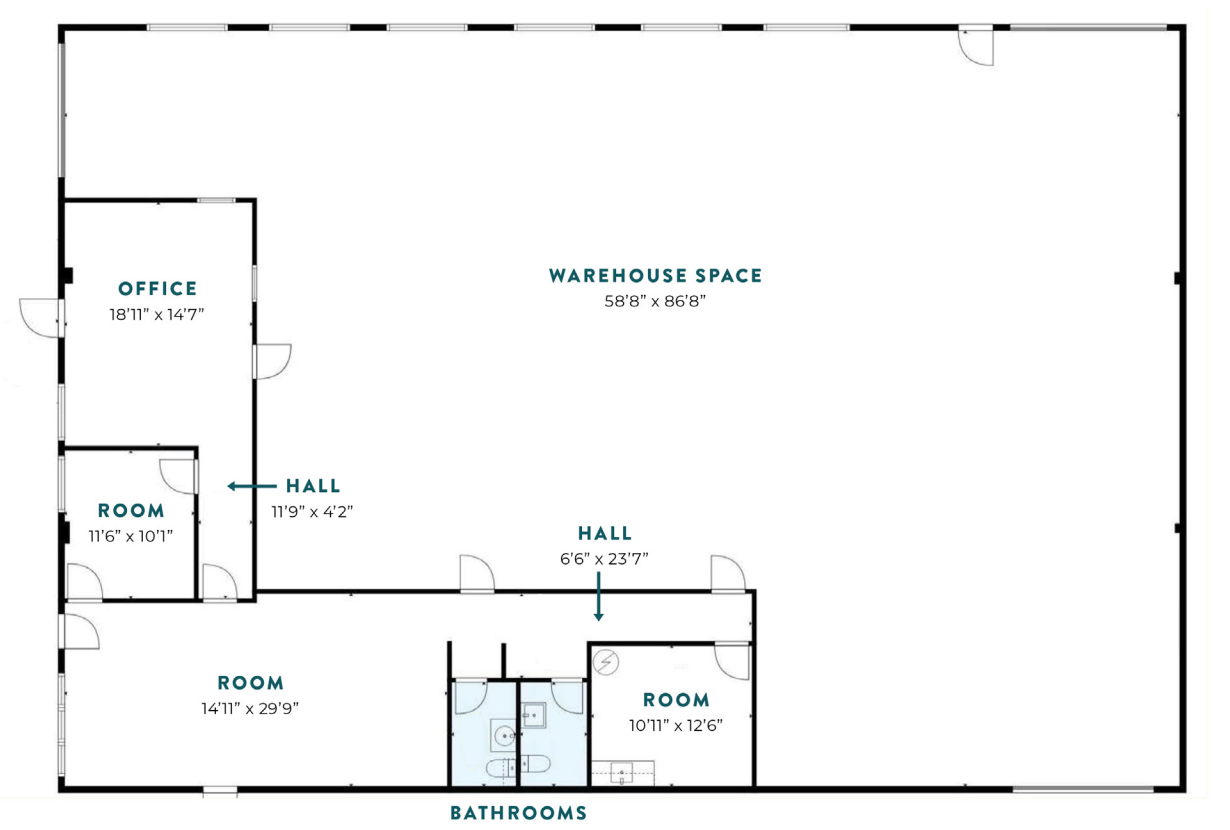
SERVICE TYPE

**AVAILABLE**





Floor Plan



OFFICE SPACE



Demographics 2024

	1 MILE	2 MILES	3 MILES
2024 POPULATION	9,697	109,862	253,327
# OF HOUSEHOLDS	3,888	56,792	127,853
MEDIAN HOME VALUE	\$451,162	\$546,019	\$607,807
AVERAGE HH INCOME	\$70,145	\$102,188	\$107,178
ANNUAL HH GROWTH	0.8%	2.8%	2.1%

Property Highlights

- 12' Clear Height
- 10x10 Drive-In Door
- 10x10 Dock-High Loading
- True Flex Space for Various Operational Needs
- 1,400 SF Office Space + 4,000 SF Warehouse Space

Location Highlights

- Located Southwest of 8th Ave on Vallejo St
- Quick Access to I-25 and connectivity to Metro Denver
- Near Exciting Development Projects in Denver—The Mariposa Project and the future Sun Valley Redevelopment
- Positioned within Denver's Thriving Industrial Sector



## WAREHOUSE SPACE



**781 VALLEJO STREET**

Denver, CO 80204

NOW AVAILABLE FOR LEASE



### Lease Details

LEASE TYPE	DIRECT
AVAILABLE	IMMEDIATELY
AVAILABLE SF	5,400
RENT/SF/YR	\$11.00
SERVICE TYPE	NNN
SPACE USE	FLEX
TERM	NEGOTIABLE

**CALL FOR  
MORE INFO:**



**ZACHARY BIERMAN**

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*All information provided is deemed reliable, but is not guaranteed and should be independently verified.*