

2739 WEST ALAMEDA AVENUE

Denver, CO 80219



BUILDING SF

1,640 SF



LOT SIZE

8,990 SF



TAXES

\$7,212

PROPERTY HIGHLIGHTS

- Prime street retail location
- High-traffic area
- Excellent visibility for signage
- Flexible zoning for various retail and office uses



YEAR BUILT

1949



ZONING

E-MX-3

PROPERTY DESCRIPTION

2739 W Alameda Ave is available for sale and ready to be a great location for a small business. The building is about 1,640 SF with a rare yard in the back for parking or storage in the back. The E-MX-3 zoning allows for a multitude of different retail and office uses, including some light automotive uses. With over 28,000 cars that pass this property daily, your business will get the exposure you are looking for directly on Alameda Ave. Reach out to the broker today for more information!

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LOCATION MAP



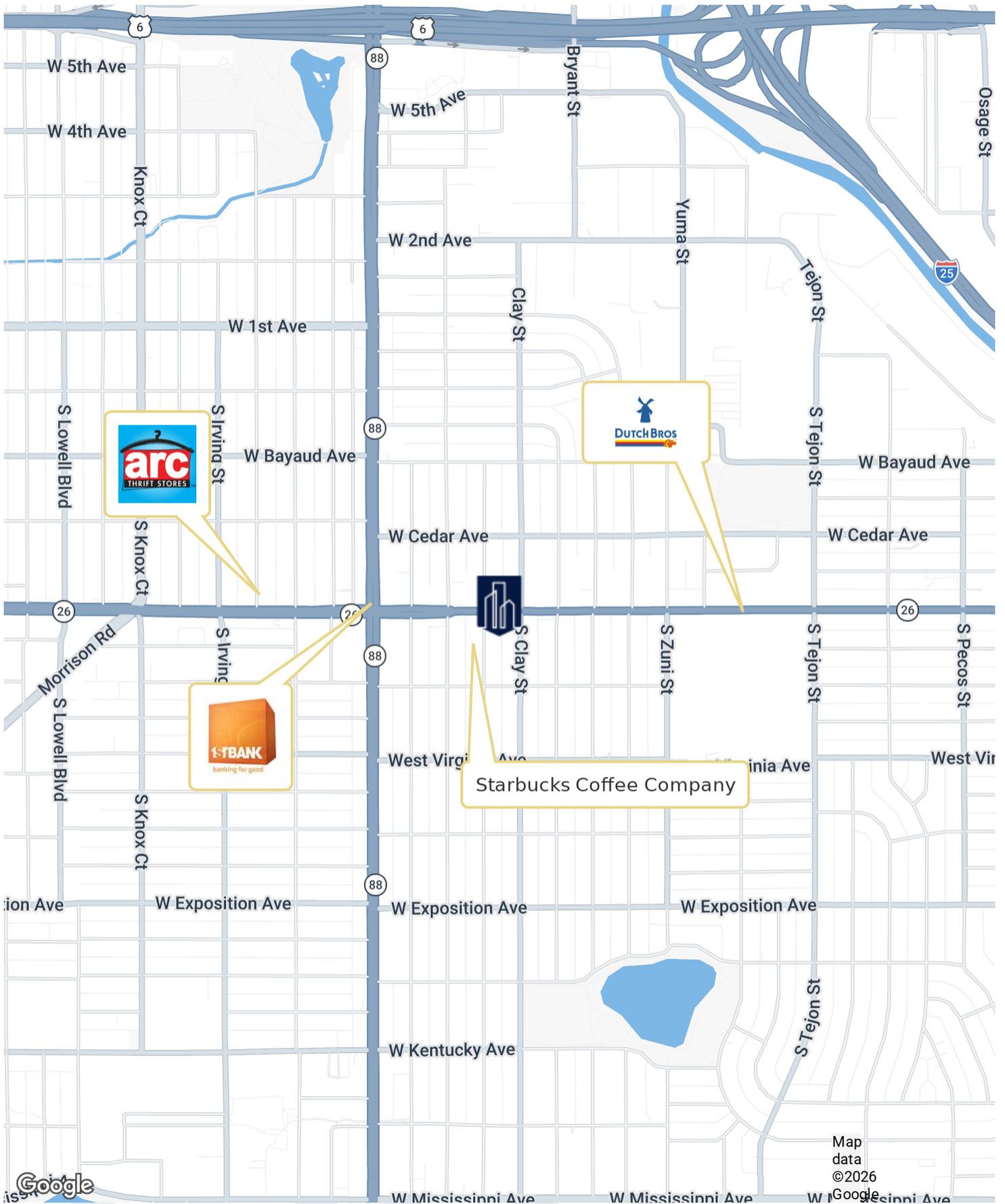
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RETAILER MAP



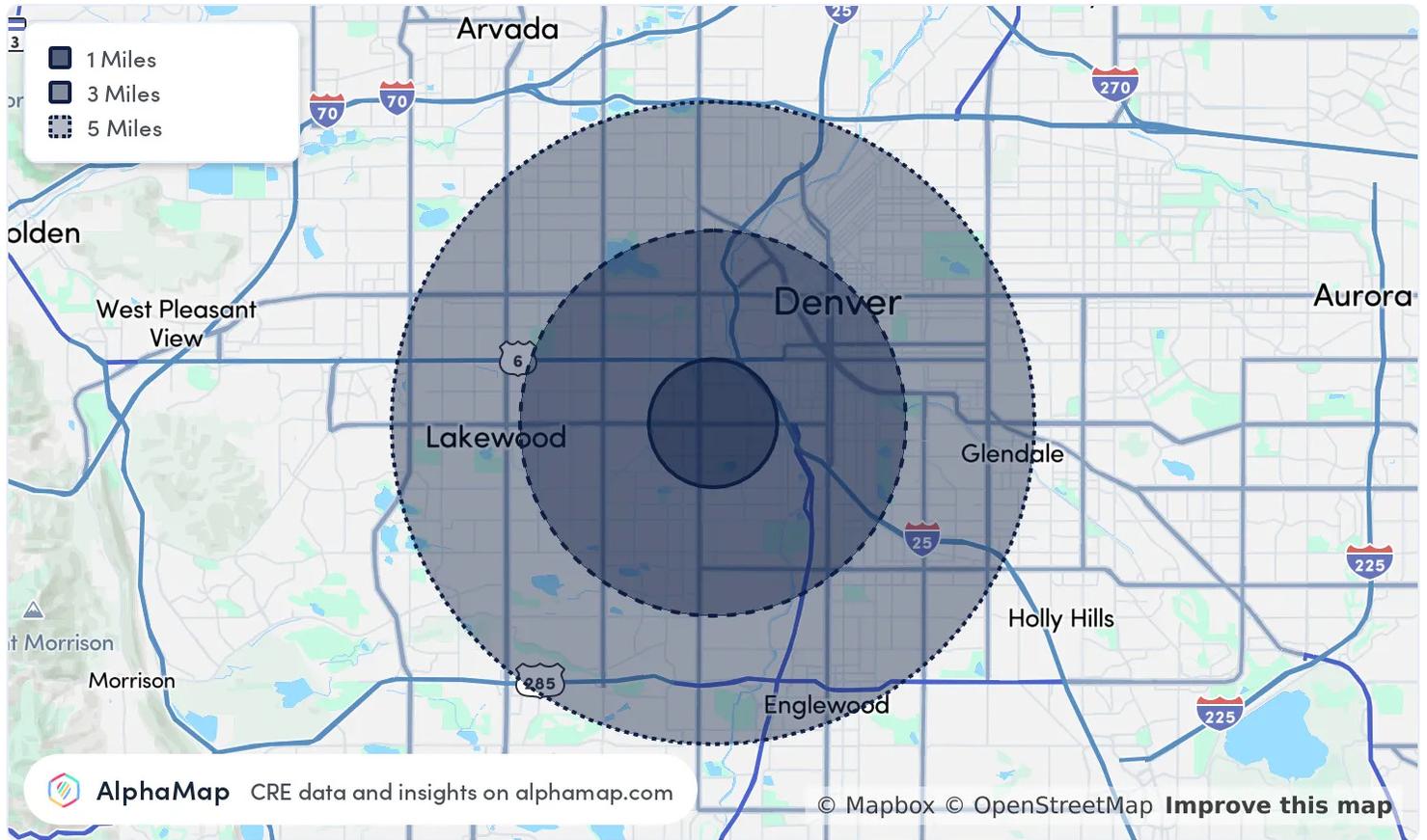
ADDITIONAL PHOTOS



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,648	206,560	525,307
Average Age	35	37	39
Average Age (Male)	34	37	38
Average Age (Female)	35	37	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,339	93,099	248,422
Persons per HH	3.1	2.2	2.1
Average HH Income	\$71,680	\$108,825	\$121,822
Average House Value	\$543,152	\$685,497	\$757,363
Per Capita Income	\$23,122	\$49,465	\$58,010

Map and demographics data derived from AlphaMap