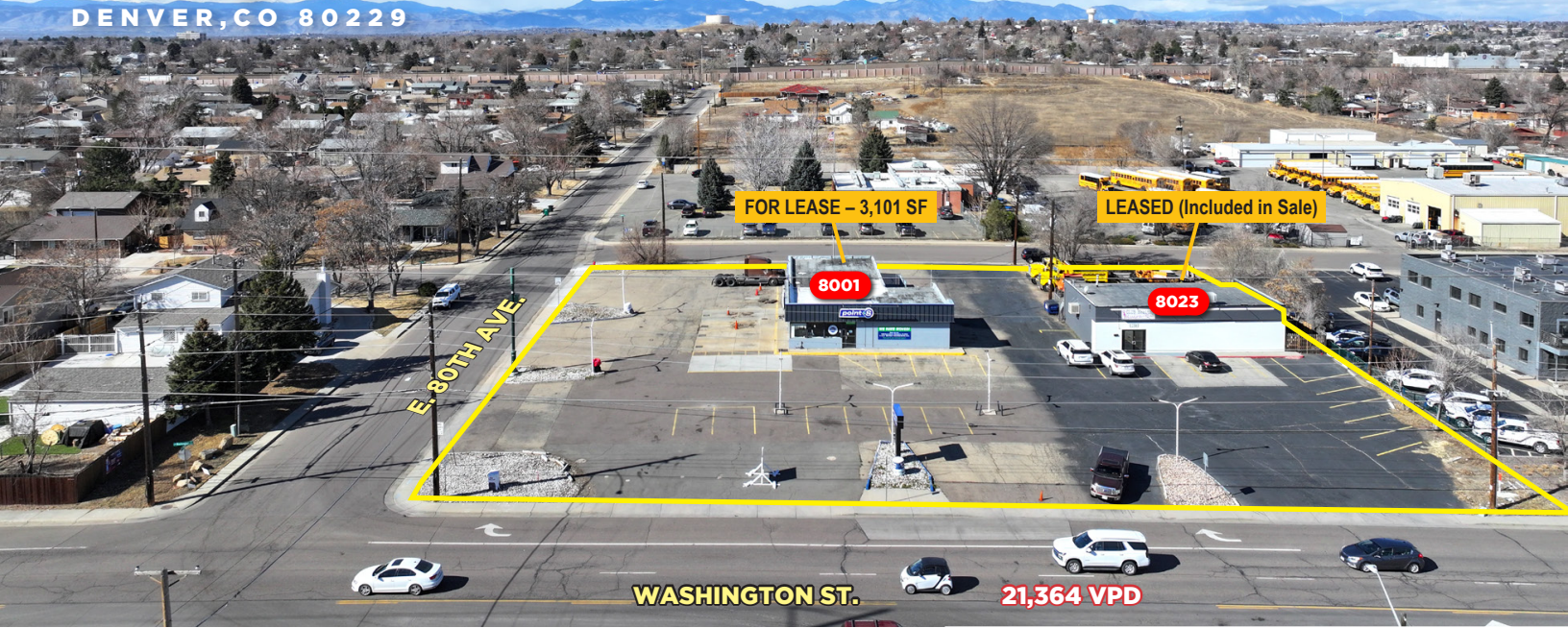


8001

Washington St.

DENVER, CO 80229

FOR SALE OR LEASE



Freestanding Retail Opportunity Denver, CO

Property Overview

- Entire property for sale - two buildings (8001 & 8023 Washington) totaling 5,269 SF situated on one 52,561 SF parcel addressed as 8001 Washington Street
- 8001 Washington (3,101 SF) available for lease; 8023 Washington (2,168 SF) currently leased, providing in-place income for a prospective buyer
- Strong visibility and frontage along N Washington Street with excellent access and exposure in Thornton
- Large, paved site with ample parking and flexible site configuration to accommodate a variety of commercial users
- Located within an Enterprise Zone, providing potential tax credits and incentives for qualified businesses

SALE PRICE: \$1,800,000 (\$341.62/SF)
LEASE RATE: \$21/SF NNN
(NNN est. - \$7.24/SF)

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Property Facts

Total Bldg Size	5,269 SF Total 8001 Washington: 3,101 SF (Vacant) 8023 Washington: 2,168 SF (Leased)
Availability	8001 Washington - 3,101 SF
Lot Size	52,561 SF
Parking	8001 Washington: 17 Spaces 8023 Washington: 14 Spaces
Loading	Contact Broker
Zoning	C-4
Property Taxes	\$31,901.44
Year Built	1973
City/County	Denver/Adams

Photos

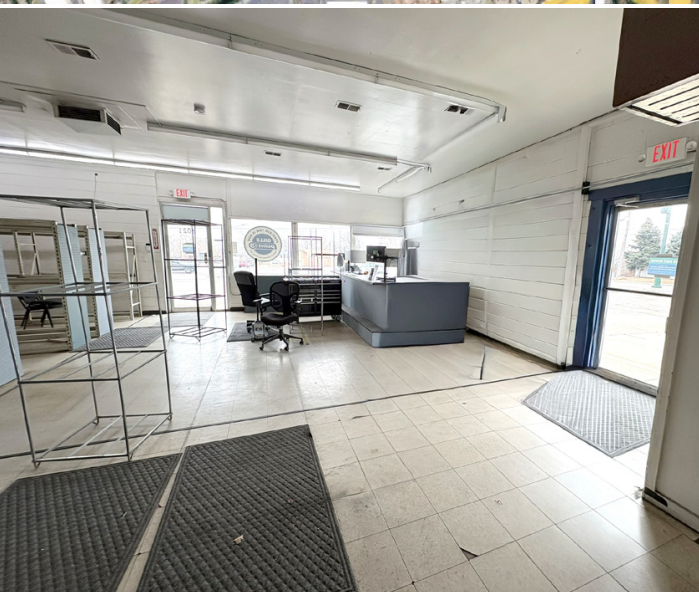


DENVER, CO 80229

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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	17,863	115,978	304,295
MEDIAN AGE	34.7	34.8	35.6
AVG HH INCOME	\$85,998	\$79,568	\$87,331
AVG HOME VALUE	\$341,427	\$349,193	\$380,865