

9690

DALLAS ST • UNITS I-J

COMMERCE CITY, CO 80640

FOR SALE OR LEASE

CALL BROKER FOR DETAILS | \$16.00/SF (NNN)



INDUSTRIAL / FLEX / SHOWROOM

FOR SALE OR LEASE



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 **UNIQUE**  
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

# PROPERTY HIGHLIGHTS

Address	9690 Dallas St., Units I-J Commerce City, CO 80640
Units I & J	+/- 5,000 SF (Units cannot be sold separately)
Year Built	2000, Renovated 2017
HOA	\$990.74/mo
Loading	(1) 12' x 14' Drive-In Door
Ceiling	23' Clear
Zoning	I-3
Electrical	3 Phase, 200 Amps
Taxes	\$25,494 (Both units)

## PROPERTY DESCRIPTION

Units I & J offer 5,000 SF of contiguous industrial/flex/retail showroom space featuring a retail storefront, large kitchen, and two ADA-compliant restrooms. The layout includes multiple warehouse areas that can be converted to 23' clear height, along with wet fire sprinklers and semi-truck circulation for efficient access.

- Retail storefront with flexible showroom potential
- Large kitchen + (2) ADA-compliant restrooms
- Multiple warehouse areas (convertible to 23' clear height)
- 5,000 SF contiguous industrial/flex space with semi-truck access & wet sprinklers



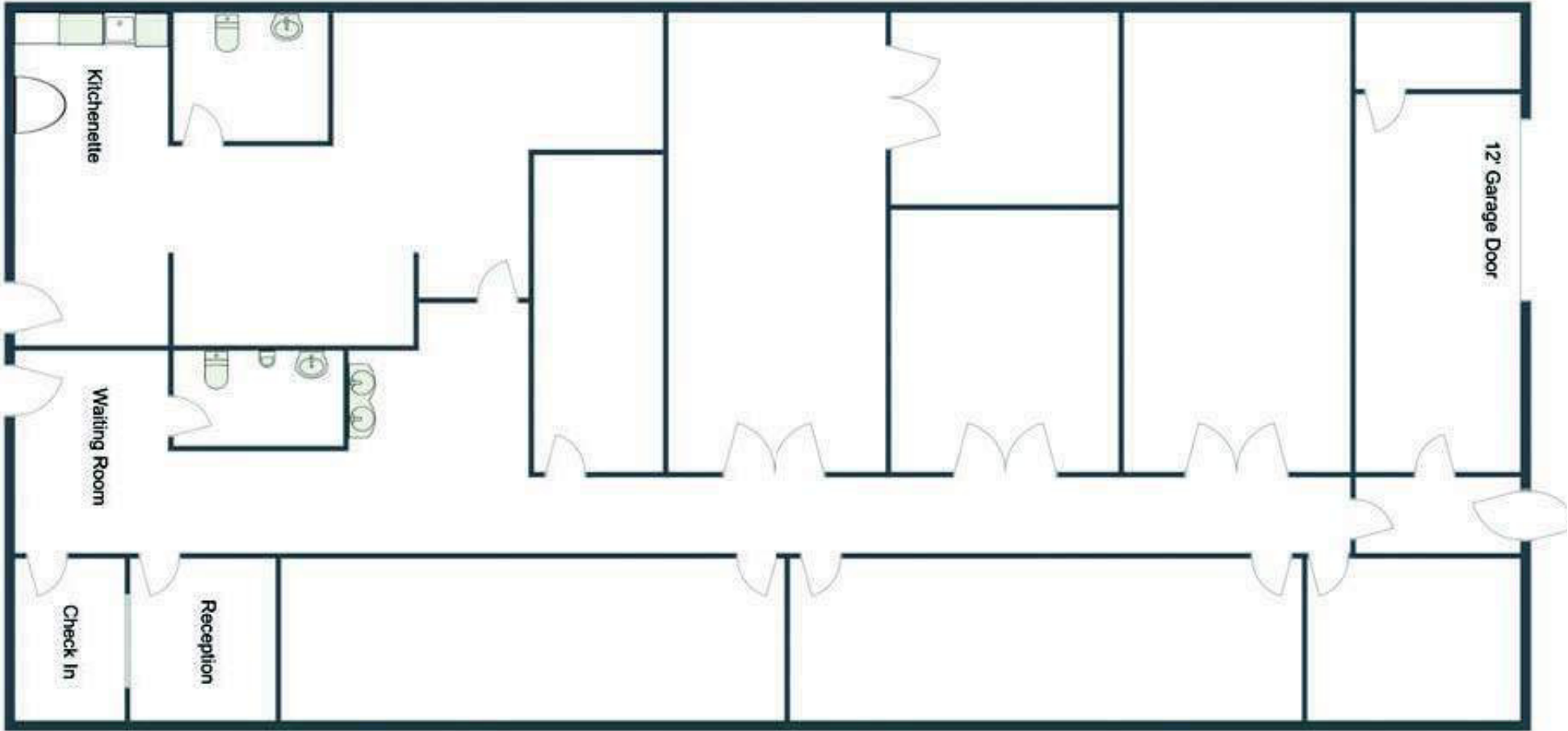
# ADDITIONAL PHOTOS



# DEVELOPMENT OVERVIEW



# FLOOR PLANS



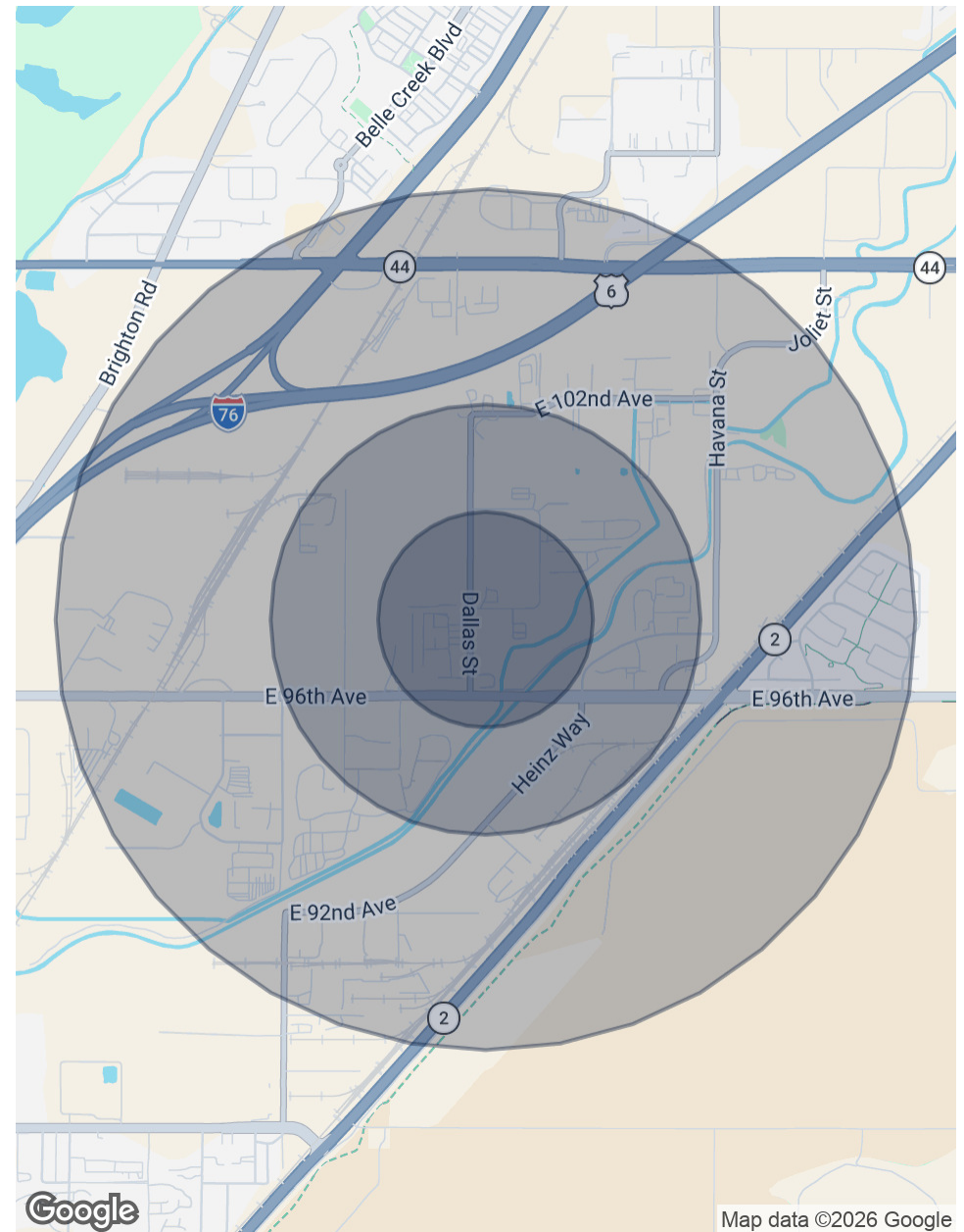
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	217	798	2,613
Average Age	31.6	31.2	31.4
Average Age (Male)	31.2	30.0	30.4
Average Age (Female)	32.5	32.6	32.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	74	265	850
# of Persons per HH	2.9	3.0	3.1
Average HH Income	\$119,145	\$114,613	\$115,260
Average House Value	\$427,343	\$393,050	\$395,825

2024 American Community Survey (ACS)



# WHY DENVER?

## Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

# #1

Best State  
Economy  
U.S. News

# #2

Best Place  
to Live  
U.S. News

# #3

Fastest Growing  
State This Decade  
U.S. Census

## A BURGEONING BUSINESS HUB



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FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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