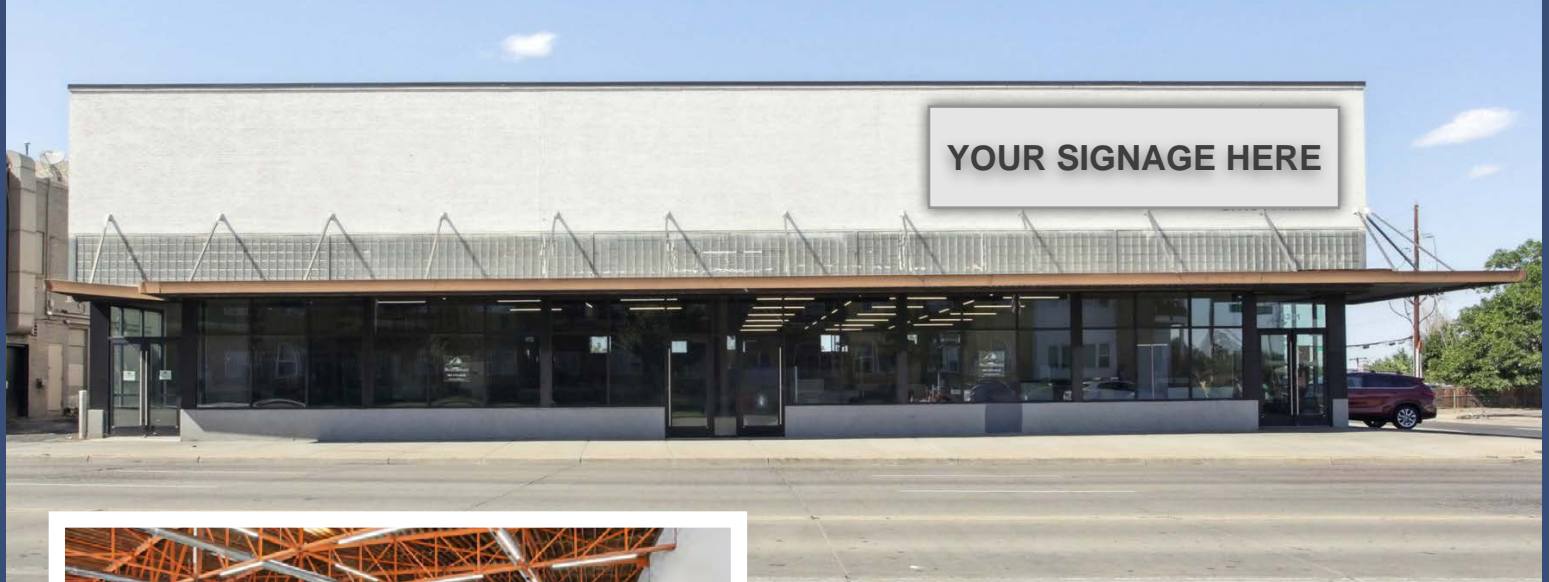


FOR SALE

PLATINUM CRE
INVESTMENTS | BROKERAGE

3301 W. ALAMEDA AVENUE DENVER, CO 80219



SALE PRICE: \$4,250,000
(\$229.73/SF without Basement SF)
(\$157.43/SF with Basement SF)

Building Size: ± 18,500 SF Main Level
■ Additional ± 8,500 SF Basement
■ Additional ± 3,500 SF Mezzanine

Parking: 17 Surface Spaces (on-site)

Zoning: E-MX-3, UO-1 UO-2

ABOUT THE PROPERTY

This property offers an excellent opportunity for an owner-user or investor to acquire a large, freestanding, **high-visibility**, commercial property in a **prime West Denver location** while showcasing the following features:

- Approximately **18,500 SF** on the main level
- Sits on a 0.72-acre **corner lot** at a **signalized intersection**
- Prominent building and monument **signage**, ample **parking**, and **exceptional access**
- Has **multiple entrances** as well as **multiple drive-in and dock** loading options
- Its **E-MX-3 zoning** supports a wide variety of uses - **retail, office, residential, educational, recreational, arts, or entertainment** - and provides a highly adaptable layout that includes a large auditorium, classrooms, and abundant storage space.

CONTACT

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ELLY HUTCHINSON

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ALEXIA MONTALVO

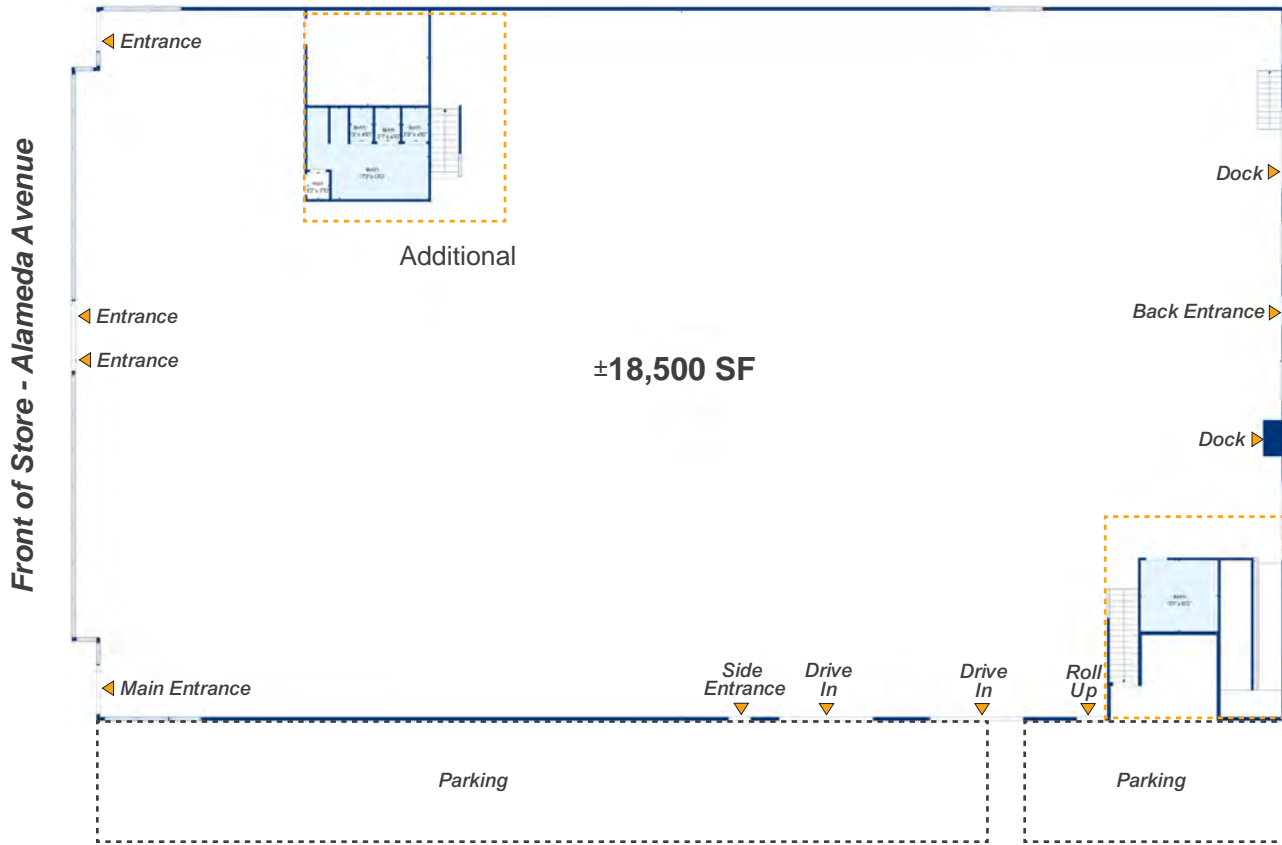
c 720-325-9039 | alexia@platinum-cre.com

3301 W. ALAMEDA AVE.
DENVER, CO 80216

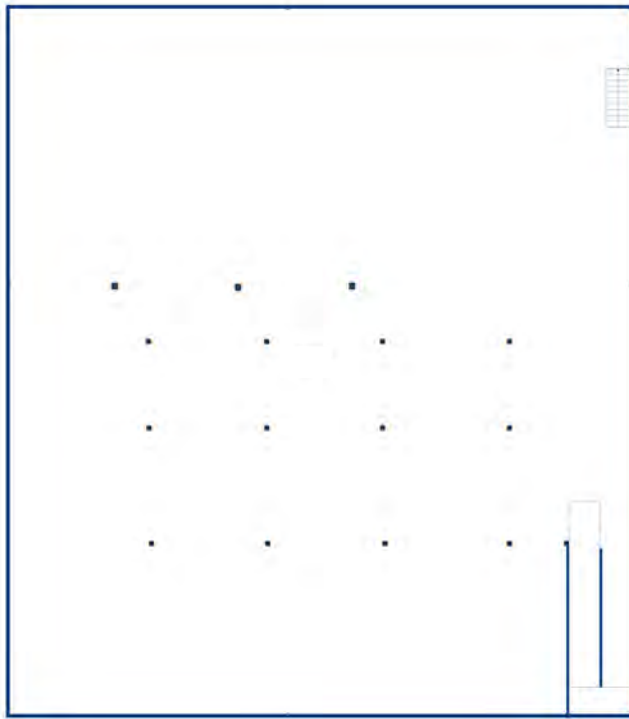
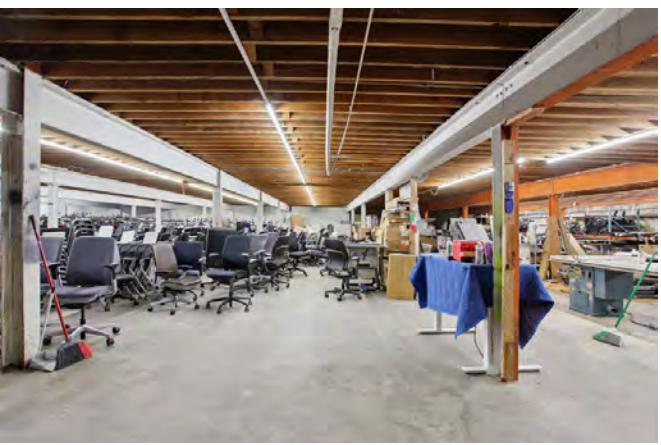


MAIN LEVEL
MEZZANINE 1

MAIN LEVEL FLOORPLAN



MAIN LEVEL
MEZZANINE 2

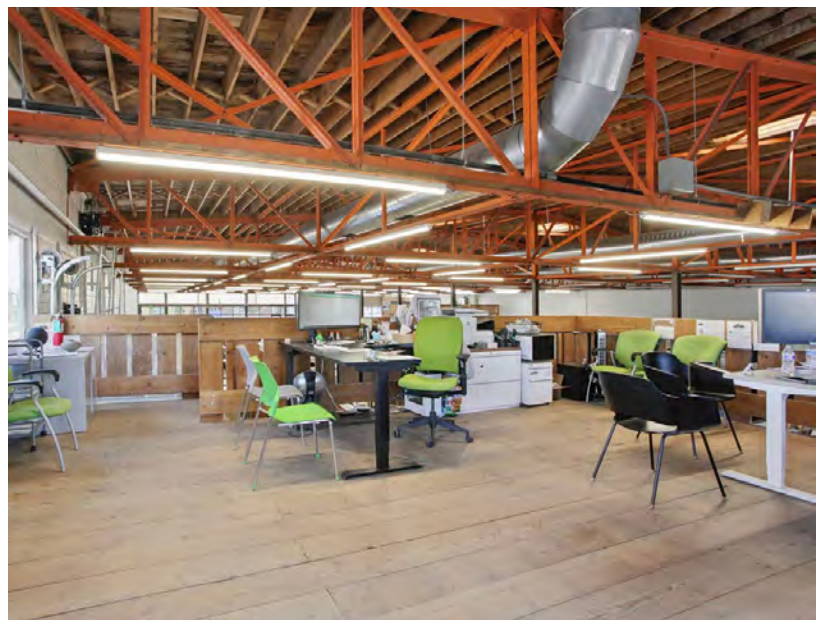


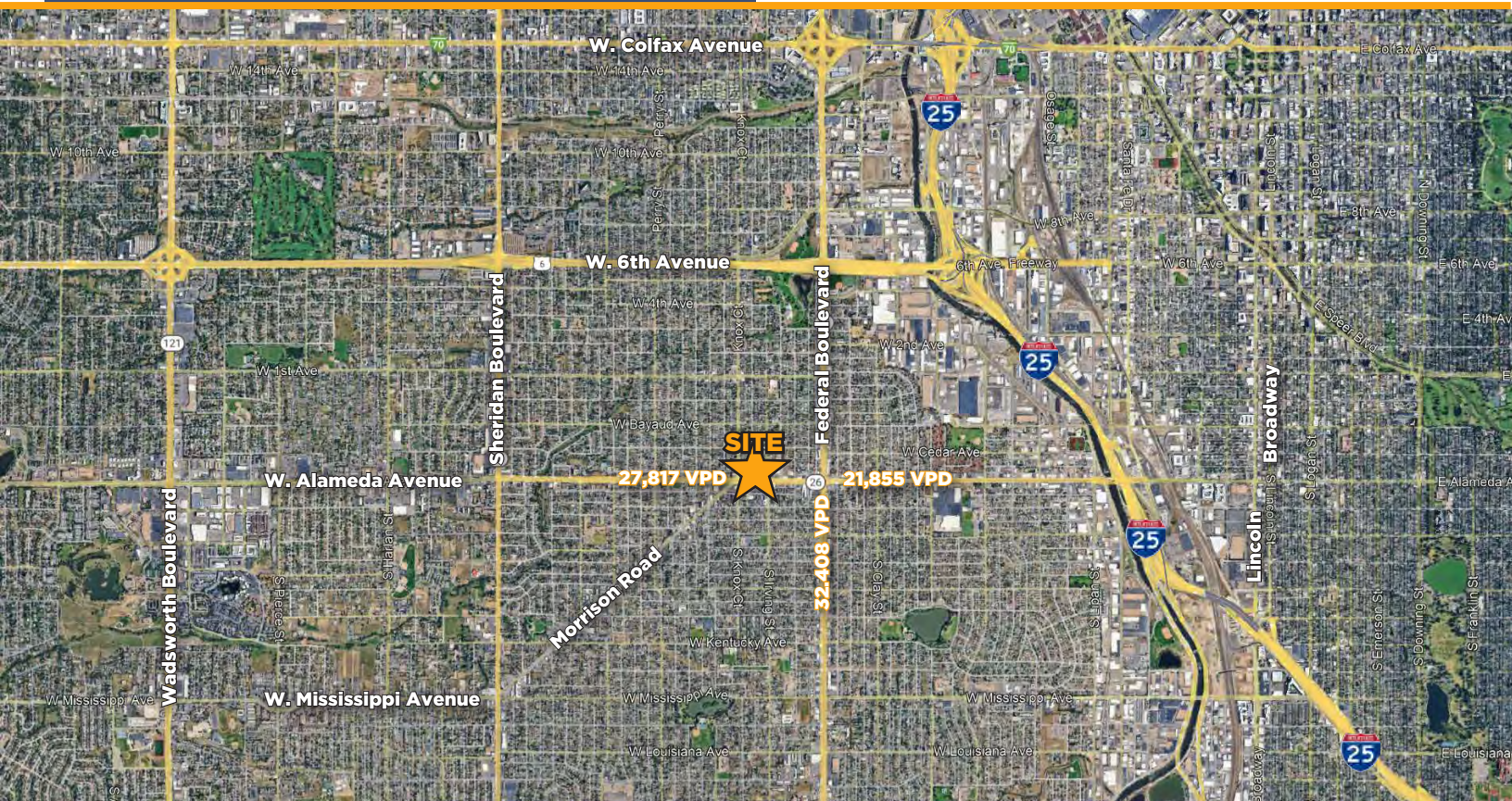
BASEMENT

PROPERTY DETAILS & HIGHLIGHTS

Address	3310 W. Alameda Avenue, Denver, CO 80216
Building Size	<p>± 18,500 SF Main Level (\$229.73/SF Price w/o Basement)</p> <ul style="list-style-type: none"> ■ Additional ± 8,500 SF Unfinished Basement (\$157.41/SF Price w/ Basement) ■ Additional ± 3,500 SF Mezzanine/Second Level
Parking	17 Surface Spaces (on-site)
Recent Improvements	<ul style="list-style-type: none"> ■ New skylight ■ New ductwork and HVAC system ■ Roof replaced in 2023 (Warranty) ■ New LED lighting ■ Two newly renovated unfinished bathrooms
Potential End-User Profiles	<ul style="list-style-type: none"> ■ <u>Developers</u>: Mixed-use conversion, housing, education campus ■ <u>Entertainment Operators</u>: Event venue, performance hall, cultural center ■ <u>Creative Firms / Co-Work Operators</u>: Open floor plans, basement expansion potential, strong branding opportunity
Zoning	<p>E-MX-3, UO-1 UO-2 zoning opens the door to a wide range of possibilities:</p> <ul style="list-style-type: none"> ■ <u>Commercial</u>: Retail, restaurant, creative office, medical, co-working, showroom ■ <u>Institutional</u>: Educational, arts, recreation, worship ■ <u>Residential</u>: Apartments, mixed-use residential over ground floor commercial ■ <u>Entertainment</u>: Event center, performance venue
Lot Size	31,175 SF (0.72 Acres)
Year Built / Renovated	1951 / 2025
Ceiling Height	16 Feet
Loading	<p>5 Total Docks & Drive-Ins</p> <ul style="list-style-type: none"> ■ 2 (10 ft) pony docks at the rear ■ 2 drive-in docks (10 ft and 12 ft) on the side ■ 1 pony roll-up door on the side
Outdoor Space	Fenced and secure yard in back of building with swing gate for loading/storage
Signage	Excellent visibility of building signage
Historical Appeal	The building's diverse past—from retail to manufacturing to worship—adds authentic character while proving its adaptability. Its open floor plate, generous ceiling heights, and multi-level structure make it ideal for re-imagining as anything from a creative campus to a multi-tenant commercial hub.

Contact us today to schedule a private tour or request full property details.





LOCATION

Situated at the corner of W Alameda Ave & Irving St, the property offers excellent visibility to both northbound and southbound traffic, with quick access to US-6, Federal Blvd, and I-25. The site is surrounded by high-density neighborhoods, including Barnum, Valverde, and Westwood, offering a strong built-in customer base.

- Walk Score: 65 / Transit Score: 45 / Bike Score: 71
- Minutes to Downtown Denver
- Proximity to grocery stores, restaurants, schools, parks, and public transit
- Within a dynamic, growing West Denver corridor

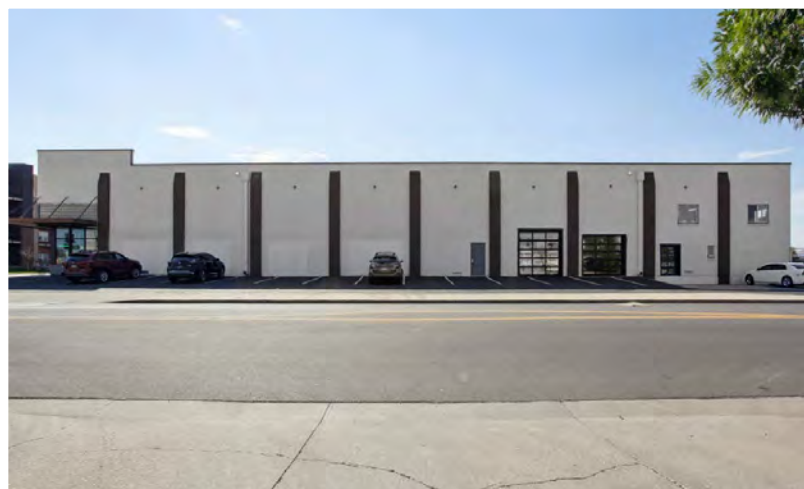
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