

4895

WASHINGTON ST

DENVER, CO 80216

SALE PRICE & LEASE RATE

\$3,427,300 • \$12/SF NNN



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UNIQUE
PROPERTIES

TCN
REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

Sale Price	\$3,427,300
Lease Rate	\$12/SF + NNN
Lot Size	0.66 AC (28,675 SF)
Building Size	13,881 SF
Zoning	I-MX-3
Building Price/ SF	\$246/SF
Land Price/ SF	\$119/SF
Drive-In Doors	5
Taxes (2023)	\$31,711

PROPERTY DESCRIPTION

Unique Properties, Inc. is pleased to present this opportunity at 4895 Washington Street. A 13,881 SF industrial building on a 28,675 SF hard corner lot bordered by Washington St and N Pearl St. Outstanding opportunity for owner/users, investors, or developers, the property is enhanced by 3-phase power and a recently updated roof. With a gated yard and five drive-in doors, this property is situated for a wide variety of uses.

With easy access to I-25, I-70, and I-270 the site is ideally situated just West of the National Western Complex development with direct access into the RiNo neighborhood.

- Five (5) drive-in Doors
- 3-Phase power
- Recently improved roof
- Gated Yard



SITE AERIAL



DEVELOPMENT OVERVIEW

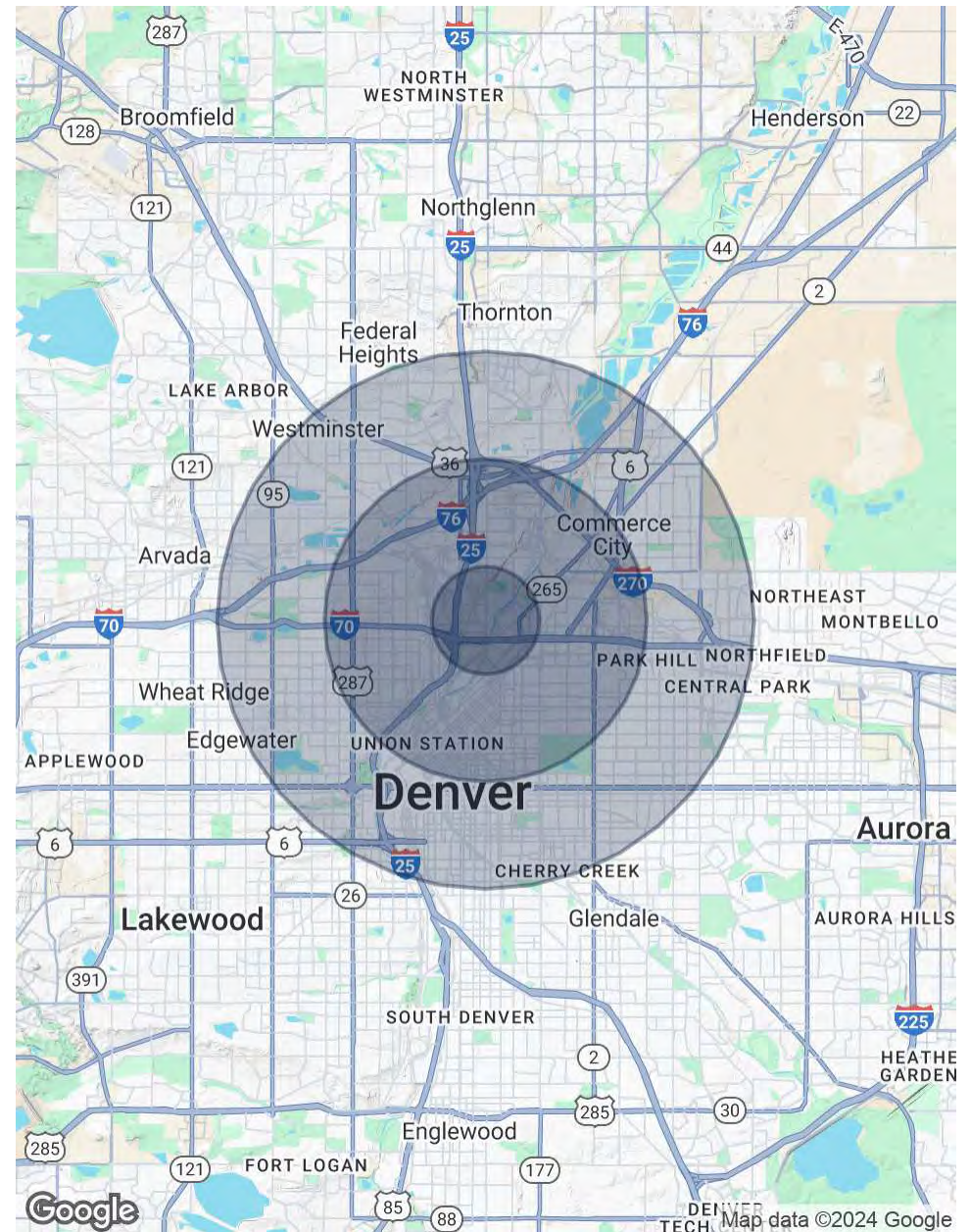


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,564	93,766	336,594
Average Age	29.9	33.0	33.8
Average Age (Male)	30.3	33.5	34.0
Average Age (Female)	29.2	32.5	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,709	40,028	151,912
# of Persons per HH	3.3	2.3	2.2
Average HH Income	\$44,843	\$57,840	\$62,825
Average House Value	\$191,459	\$240,155	\$302,768

2020 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



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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