



FOR SALE OR LEASE

SINGLE-TENANT INDUSTRIAL

2498 W 2ND AVE, DENVER, CO 80223



DOWNTOWN DENVER
±3.4 MILES AWAY

DENVER BRONCOS 
PREFERRED RELOCATION
±1.5 MILES AWAY

FEDERAL BLVD ± 49,000 VPD

6 ± 150,000 VPD

INTERSTATE 25 ± 244,000 VPD

SUBJECT
PROPERTY

PARCEL OUTLINE

APN: 05084-10-023-000

LOT SIZE: ±0.94 AC

EXCLUSIVELY LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





SECTION 1

INVESTMENT OVERVIEW

PROPERTY OVERVIEW



CONTACT BROKER
FOR LIST PRICE & LEASE RATE



±18,795 SF
BUILDING SF

PROPERTY DETAILS

Address	2498 W 2nd Ave
County	Denver
Market	Denver
Submarket	Central Denver
Ownership	Fee Simple
APN	05084-10-023-000
Property Taxes (2024)	\$67,726
Building SF	±18,795 SF
Land AC	±0.94 AC
Year Built	1964
Construction	Masonry
Sprinklered	Yes
Zoning	I-A, Light Industrial

PARCEL OUTLINE

APN: 05084-10-023-000

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BIRD'S-EYE VIEW





INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™ is pleased to present the opportunity to acquire or lease 2498 W 2nd Avenue, a ±18,795 square foot, turnkey industrial facility located in Denver's coveted Central Submarket. Positioned on a 0.94-acre lot, this well-maintained property features durable masonry construction and has benefitted from approximately \$1,200,000 in recent capital improvements, ensuring modern functionality and compliance across key systems.

Built in 1968 and zoned I-A, the property accommodates a wide range of light industrial uses. It offers an attractive 70% warehouse / 30% office mix, along with 3 dock-high loading doors—2 of which feature ramp access for drive-in capability. With a 12-foot clear height, heavy 3-phase power (to be verified), a wet sprinkler system, ADA compliance, and an upgraded HVAC system, this asset is optimized for warehousing, light manufacturing, and last-mile distribution.

Strategically located just minutes from I-25, 6th Avenue, and Downtown Denver, the site provides unparalleled access to the metro area's transportation corridors—making it an ideal solution for companies seeking a central, infill location in one of Denver's most supply-constrained industrial submarkets. The property is also located just over a mile away from the Broncos preferred relocation site.

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS



POWER: Heavy 3-phase (tbv by electrician)



CLEAR HEIGHT: 12'



SPRINKLER SYSTEM: Wet



PROPERTY MIX: ±70% warehouse / ±30% office



SECURITY: New state-of-the-art security system



LOADING: 3 dock-high doors (2 with drive-in ramps)



HVAC: Fully air conditioned, upgraded HVAC system



LOCATION: Prime Central Denver, minutes from I-25, 6th Ave, and Downtown



PROPERTY IMPROVEMENTS: Approximately \$1,200,000 in recent upgrades



IDEAL USES: Warehousing, light manufacturing, and last-mile distribution



BRONCOS PREFERRED RELOCATION: Located ±1.5 miles away

PROPERTY IMPROVEMENTS

±\$1,200,000 in Capital Improvements completed in 2022 including:



Installation of state-of-the-art security system



Secure entry doors



Upgraded HVAC service



New LED lighting



Expansion of sidewalks



Loading doors and concrete pads



Office and interior finishes



Plumbing



Electrical



Fire protection/alarm



Rack installation



Upgraded restrooms



COMPREHENSIVE COMMERCIAL SECURITY & SURVEILLANCE SYSTEM

ACCESS CONTROL

Key Features:

- Instant User Management: Add/remove users & cards via app/web
- Remote Lock Control: Lock/unlock from anywhere, manage mobile permissions
- Enterprise Dashboard: Real-time status, logs, and centralized management
- Automation & Alerts:
 - Disarm alarms on first badge-in
 - Intelligent scheduling to reduce false alarms
 - Real-time notifications & custom reports

Alarm System:

- Centralized dashboard for alarms, video, access, and environment control
- Motion, shock, and glass break detection
- Always-armed partitions for high-security areas

Camera System (72 HD Cameras + Backup Power) :

- Continuous coverage with 4-hour backup power
- End-to-end encryption, 2FA, auto updates, tamper-resistant design
- 24/7 monitoring with smoke/CO detection, emergency dispatch, and cellular failover

Cloud Video (OpenEye Platform) :

- Remote viewing of live/recorded video from any device
- AI-powered alerts, automated reporting, and scalable open-platform integration

PHYSICAL SECURITY

Vault Room:

- Expanded metal walls
- AUTO-BOLT MAX locking system (5-point deadbolts, auto engagement, reinforced trim, continuous hinges, pry-resistant astragals)

Perimeter:

- Steel bollards to prevent vehicle-ramming





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±3.4 MILES AWAY

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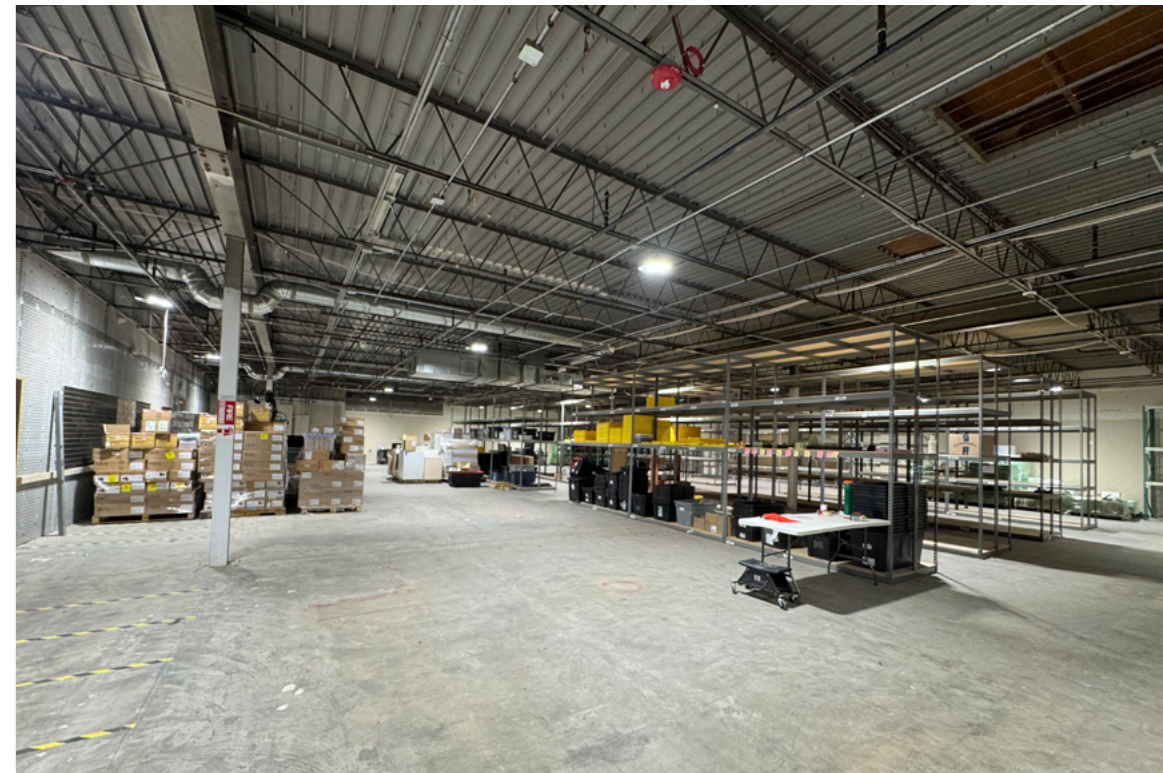
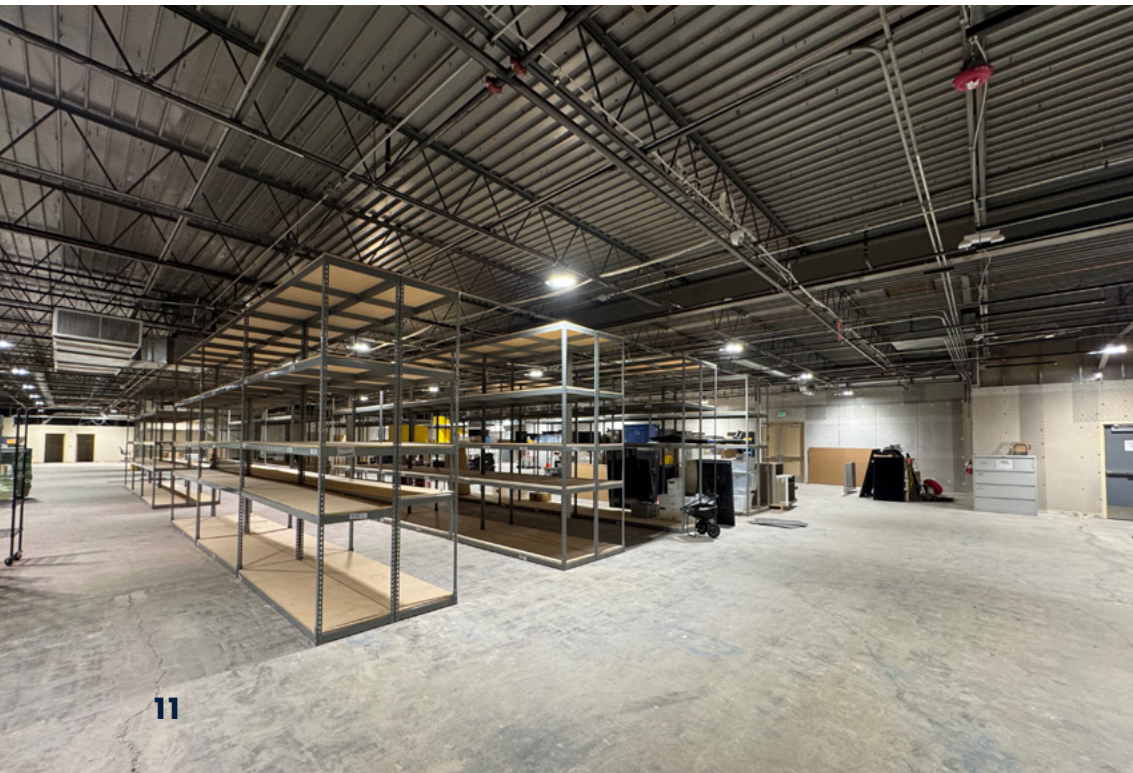
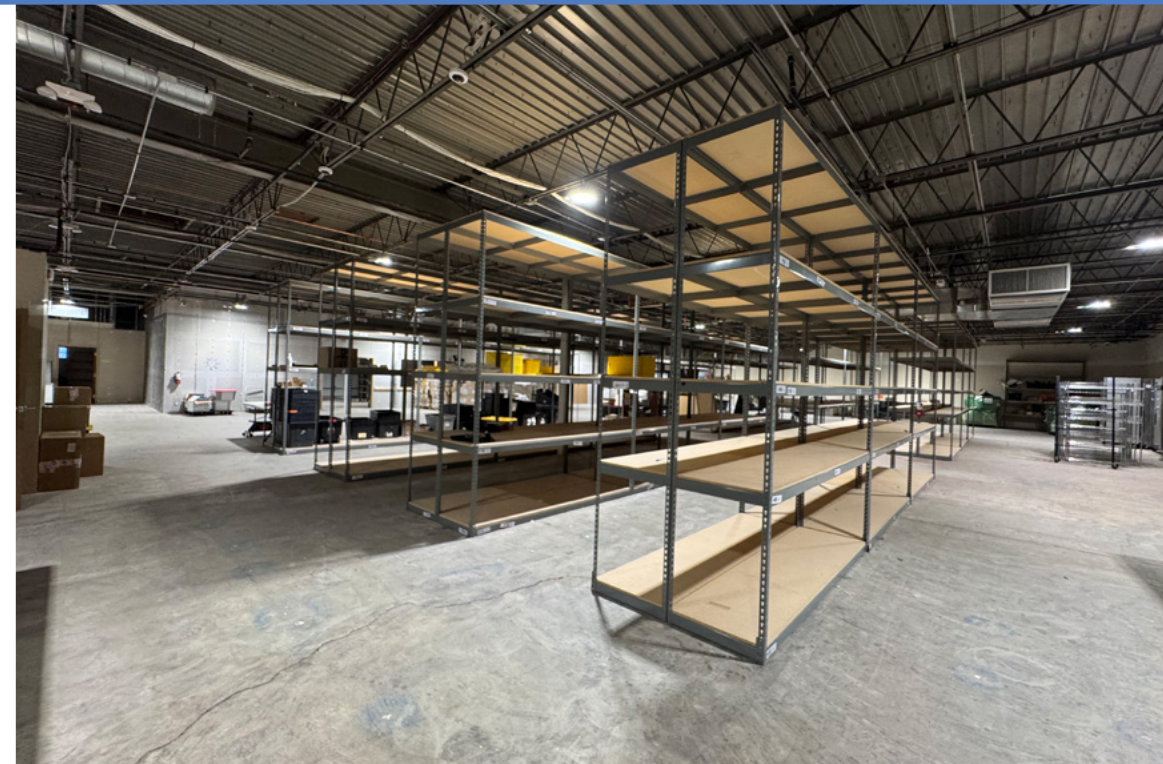
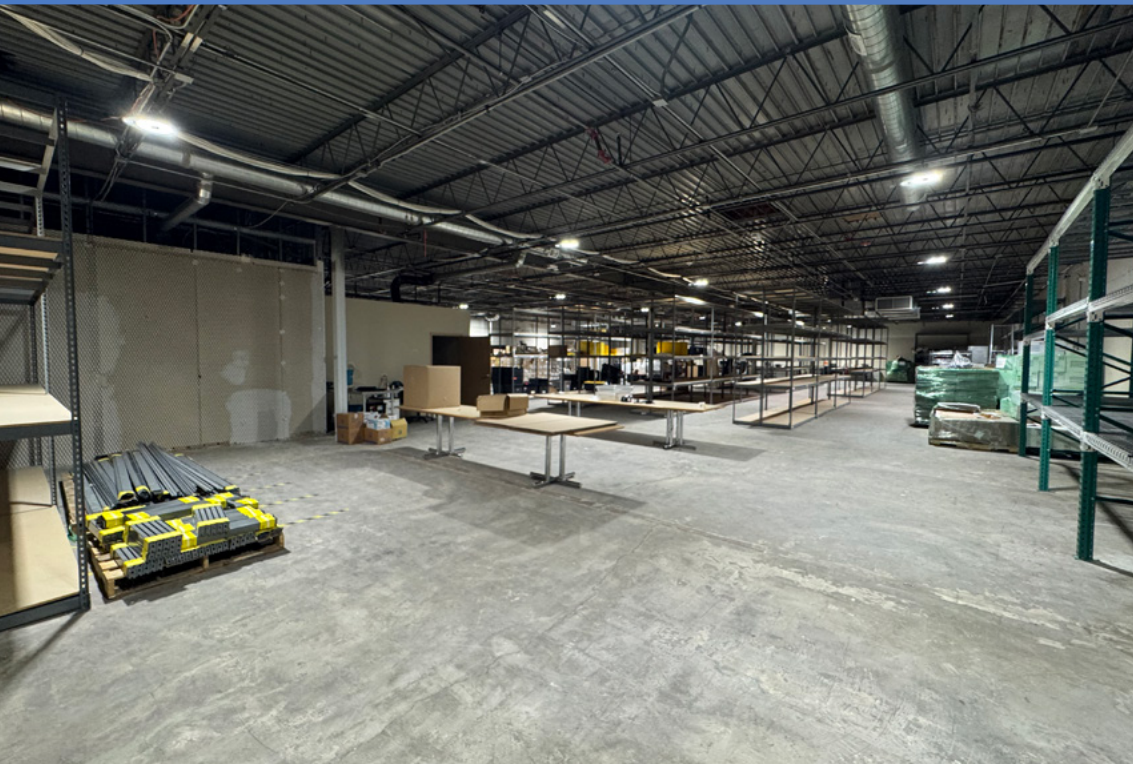


Grassroots

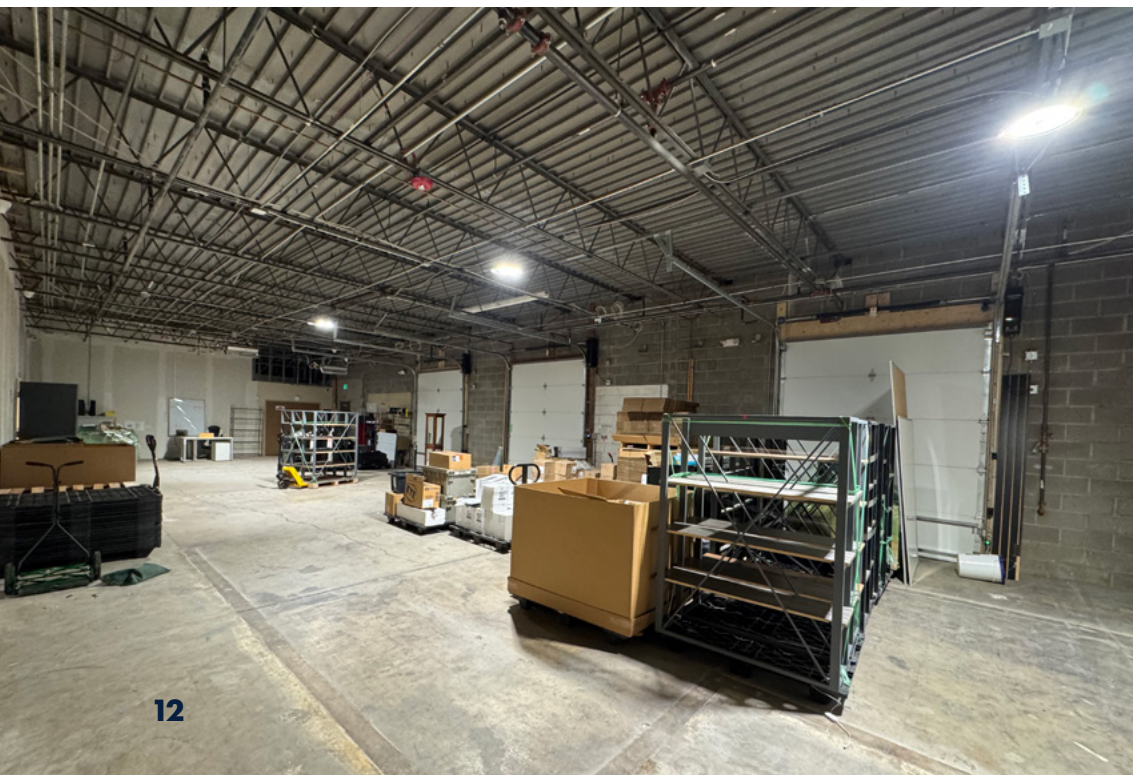
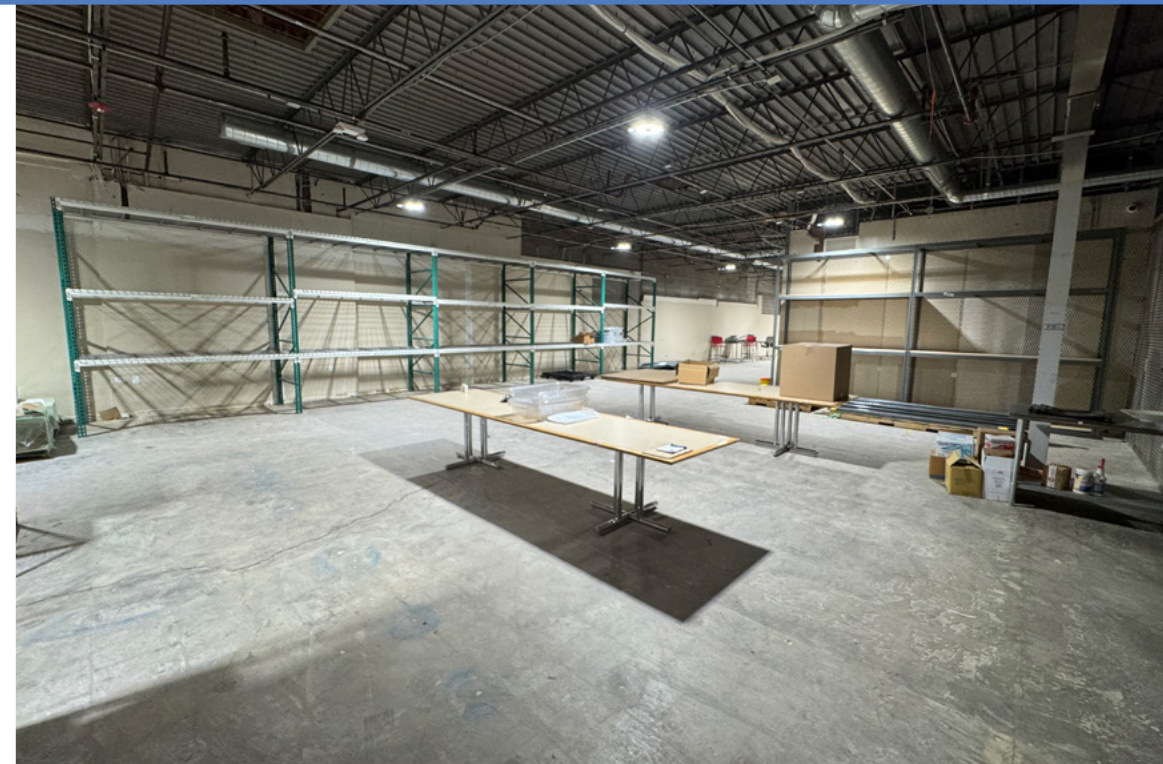
SUBJECT
PROPERTY



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN





SECTION 2

SOLD COMPARABLES

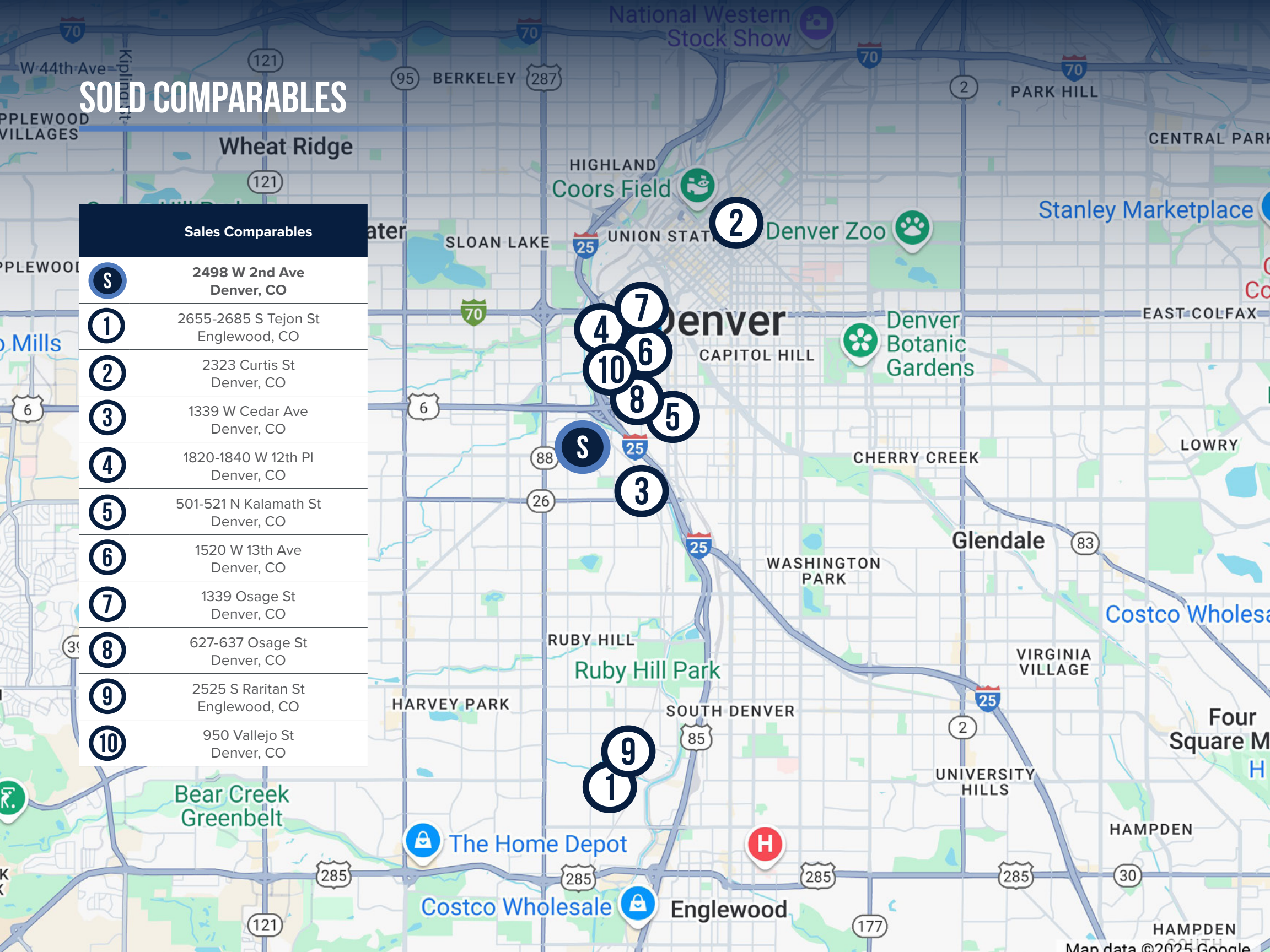
SOLD COMPARABLES

	Property Address	Sale Date	Sale Price	Price Per SF	Building SF	Land Area AC	Year Built
S	2498 W 2nd Ave, Denver, CO	-	-	-	18,795	0.94	1964
1	2655-2685 S Tejon St, Englewood, CO	4/28/2025	\$2,925,000	\$178.18	16,416	0.65	1976
2	2323 Curtis St, Denver, CO	2/20/2025	\$2,560,000	\$208.47	12,280	0.36	1965
3	1339 W Cedar Ave, Denver, CO	1/24/2025	\$3,550,000	\$206.94	17,155	0.68	1987
4	1820-1840 W 12th Pl, Denver, CO	12/23/2024	\$3,050,000	\$190.74	15,990	0.62	1971
5	501-521 N Kalamath St, Denver, CO	12/19/2024	\$4,100,000	\$169.58	24,178	0.60	1985
6	1520 W 13th Ave, Denver, CO	12/16/2024	\$5,000,000	\$295.32	16,931	0.82	1962
7	1339 Osage St, Denver, CO	11/4/2024	\$3,150,000	\$192.87	16,332	0.99	1948
8	627-637 Osage St, Denver, CO	8/22/2024	\$3,275,000	\$185.20	17,684	0.82	1967
9	2525 S Raritan St, Englewood, CO	5/13/2024	\$3,675,000	\$167.05	22,000	1.76	1980
10	950 Vallejo St, Denver, CO	1/10/2024	\$3,500,000	\$184.21	19,000	0.68	1965
AVERAGES			\$3,478,500	\$197.85	17,797	0.80	1971

SOLD COMPARABLES

Sales Comparables

S	2498 W 2nd Ave Denver, CO
1	2655-2685 S Tejon St Englewood, CO
2	2323 Curtis St Denver, CO
3	1339 W Cedar Ave Denver, CO
4	1820-1840 W 12th Pl Denver, CO
5	501-521 N Kalamath St Denver, CO
6	1520 W 13th Ave Denver, CO
7	1339 Osage St Denver, CO
8	627-637 Osage St Denver, CO
9	2525 S Raritan St Englewood, CO
10	950 Vallejo St Denver, CO



An aerial photograph of a city skyline at sunset. The sky is a mix of orange, pink, and blue. Numerous skyscrapers are visible, many with their lights on. A central street runs through the middle of the image, with a large, brightly lit building at its base. The overall scene is a vibrant and detailed representation of a modern urban environment.

SECTION 3

MARKET OVERVIEW

MARKET OVERVIEW

MILE-HIGH CITY

ION STATION

\$288.8 B

GROSS DOMESTIC
PRODUCT

252 

AVERAGE
SUNNY DAYS

±2.96 M

MSA POPULATION



MARKET OVERVIEW

DENVER, CO

Denver, known as the “Mile High City” due to its elevation of exactly 5,280 feet above sea level, is an urban center nestled at the foothills of the Rocky Mountains. The city has over 300 days of sunshine annually and offers a blend of outdoor activities, cultural attractions, and a thriving culinary scene. Denver is home to numerous parks, including City Park and the iconic Red Rocks Park & Amphitheatre, which hosts concerts in a stunning natural setting. The downtown area features a mix of historic architecture and modern developments, with an array of museums, art galleries, and sports venues that cater to its passionate fan base. Additionally, Denver’s diverse neighborhoods, such as LoDo (Lower Downtown) and RiNo (River North), showcase a rich tapestry of local art, craft breweries, and unique dining experiences.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	11,345	236,930	525,541
2030 Population Projection	11,335	240,463	530,552
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	3,689	116,105	247,081
2030 Household Projection	3,682	118,094	249,757
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$64,568	\$104,780	\$109,307



MARKET OVERVIEW

Denver's diversified economy is one of its greatest strengths. Major industry sectors are aerospace, broadcast and telecommunications, healthcare and wellness, financial services, bioscience, energy, and IT software. Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a thriving aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy. Additionally, the growing IT sector with numerous

technology companies and startups have established their presence in the city. The region's skilled workforce and access to research institutions contribute to the development of this sector. Denver serves as a major financial hub for the Rocky Mountain region. The city is home to several banks, investment firms, and insurance companies, contributing to the growth of the financial services sector.

Denver has experienced strong job growth over the years, attracting both domestic and international talent. The city's low unemployment rate and diverse job market offer opportunities across various industries. Prior to the COVID-19 pandemic, the area experienced a low unemployment rate compared to the national average.



#1

BEST PLACES FOR BUSINESS
AND CAREER -FORBES

1.6%

ANNUAL POPULATION
GROWTH WITHIN 10 YEARS

±3M

10-COUNTY METRO
POPULATION

2.4%

PROJECTED JOB
GROWTH -FORBES

18TH

BEST PLACE TO LIVE
-US NEWS & WORLD REPORT

DENVER INDUSTRIAL MARKET

The industrial market in Denver, Colorado, is experiencing notable growth and development. Denver's strategic location and robust transportation infrastructure have positioned it as a key hub for industrial activities. The city's industrial market benefited from a diverse range of industries, including manufacturing, logistics, and distribution. The demand for industrial space, particularly warehouses and

distribution centers, is on the rise, driven by e-commerce growth and increased regional trade. Vacancy rates are generally low, reflecting the high demand for industrial real estate in the region. Additionally, the city's proactive approach to sustainable development and green initiatives have started influencing industrial practices, with a growing emphasis on eco-friendly and energy-efficient facilities.

ECONOMY

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MAJOR EMPLOYERS



HealthONE



CenturyLink



LOCKHEED MARTIN



KAISER PERMANENTE



ATTRACTIONS

- **The Denver Art Museum's** global art collections represent cultures around the world, including African art, architecture, and design, art of the ancient Americas, Asian art, and European and American art before 1900. It also houses art from local Denver and Rocky Mountain region artists.
- **The 80-acre Denver Zoo** is in the City Park of Denver. It is the most visited paid attraction in the Denver metropolitan area. It is the first zoo in the United States to use naturalistic zoo enclosures rather than cages with bars. It expanded on this concept with Primate Panorama, featuring huge mesh tents and open areas for apes and monkeys.
- **Downtown Aquarium** is a public aquarium and restaurant with approximately 1,000,000 US gallons and exhibits with a variety of fish and other animals.
- **Coors Field** is a baseball stadium in downtown Denver and is the home field of Major League Baseball's Colorado Rockies. The stadium has a capacity of 50,144 people.
- **The 16th Street Mall** is a pedestrian and transit mall that is ±0.25 miles long and runs along 16th Street in downtown Denver. It is home to over 300 stores, 50 restaurants, and the Denver Pavilions Shopping Mall.
- **Larimer Street** is a historic thoroughfare located in the bustling Lower Downtown (LoDo) district, known for its vibrant mix of historic architecture, trendy restaurants, and lively nightlife.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2498 W 2nd Ave, Denver, CO 80223** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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