

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

Industrial Warehouse & Office
FOR LEASE

Property Summary

With 8,200 square feet, a built-out office with full HVAC, and a clearspan warehouse with a drive-in and dock for larger deliveries, this property is a unicorn industrial opportunity in Denver.

Property Highlights

- Barrel Roof
- 1/3 Office
- 2/3 Warehouse
- 3,500 SF Yard
- 1 Drive In Door
- 1 Exterior Dock
- Brick Masonry
- 18' Clear Height
- U-MS-3 Zoning
- 12,000 SF Lot
- 10 Parking Spaces + Street
- Easy Highway Access



425 SANTA FE DRIVE
DENVER, CO 80204



8,200 SF

AVAILABLE SPACE

\$13.00

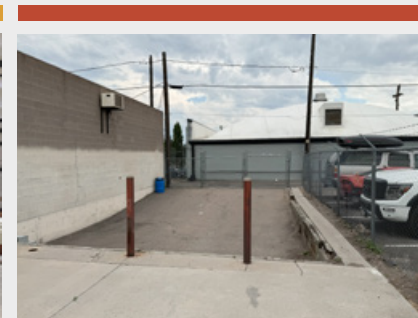
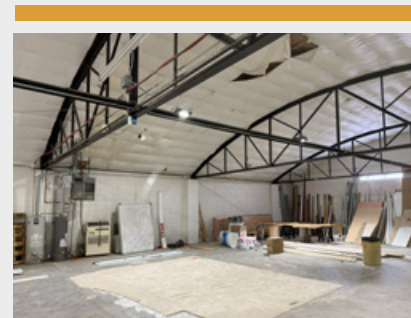
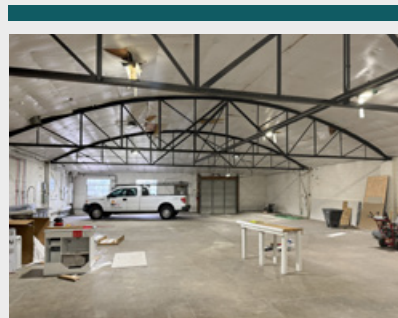
PRICE PER SQ FT

\$5.25/SF

NNN



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Demographics 2023

	1 MILE	2 MILES	3 MILES
2023 POPULATION	22,563	109,936	255,828
# OF HOUSEHOLDS	12,685	59,639	127,308
AVG HH INCOME	\$84,534	\$92,840	\$103,950
MEDIAN AGE	37.4	36.3	36.5


Traffic Counts 2019 - 2022

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Kalamath St	W 4th Ave N	12,009
Santa Fe Dr	W 5th Ave S	7,116
Kalamath St	W 5th Ave S	12,072
Kalamath St	W 5th Ave S	12,102
W 6th Ave	Kalamath St W	28,450
W 6th Ave	Kalamath St W	31,940
W 3rd Ave	Inca St W	4,754
W 6th Ave	Fox St W	26,723
W 6th Ave	Lipan St W	69,549
Santa Fe Dr	W 2nd Ave S	10,036


NEIGHBORHOOD GUIDE: SOBO

**WALK SCORE**

91

**BIKE SCORE**

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**TRANSIT SCORE**

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Ranked #15 Denver’s BEST NEIGHBORHOODS

South Broadway is a cozy triangle tucked between Broadway Street on the east, the South Platte River on the west, 6th Avenue on the north and Mississippi Avenue on the south. Whether you are looking for something to do or something to buy, there’s a good chance you’ll find it here: off-the-beaten-path eateries, local taverns and breweries, vintage clothing stores, an art house movie theater and a concentration of funky craft shops. Denver’s local music and art scene shines here as well, where nationally recognized performers fill SoBo’s intimate venues and immersive art can be experienced at galleries. The architectural history of SoBo is so significant it was placed on the National Register of Historic Places as a historic district in 1985 and became a city historic district in 2000.

