

OFFICE FOR SALE

**8585 HURON**

8585 HURON STREET, DENVER, CO 80260



**FOR SALE**

**KW COMMERCIAL | DENVER TECH**

6300 S. Syracuse Way, Suite 150  
Englewood, CO 80111



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JENNIFER MUSSATO**

Director, KW Commercial DTC

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FA 100038131, Colorado

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8585 HURON STREET



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**KW COMMERCIAL | DENVER TECH CENTER**

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## OFFICE FOR SALE

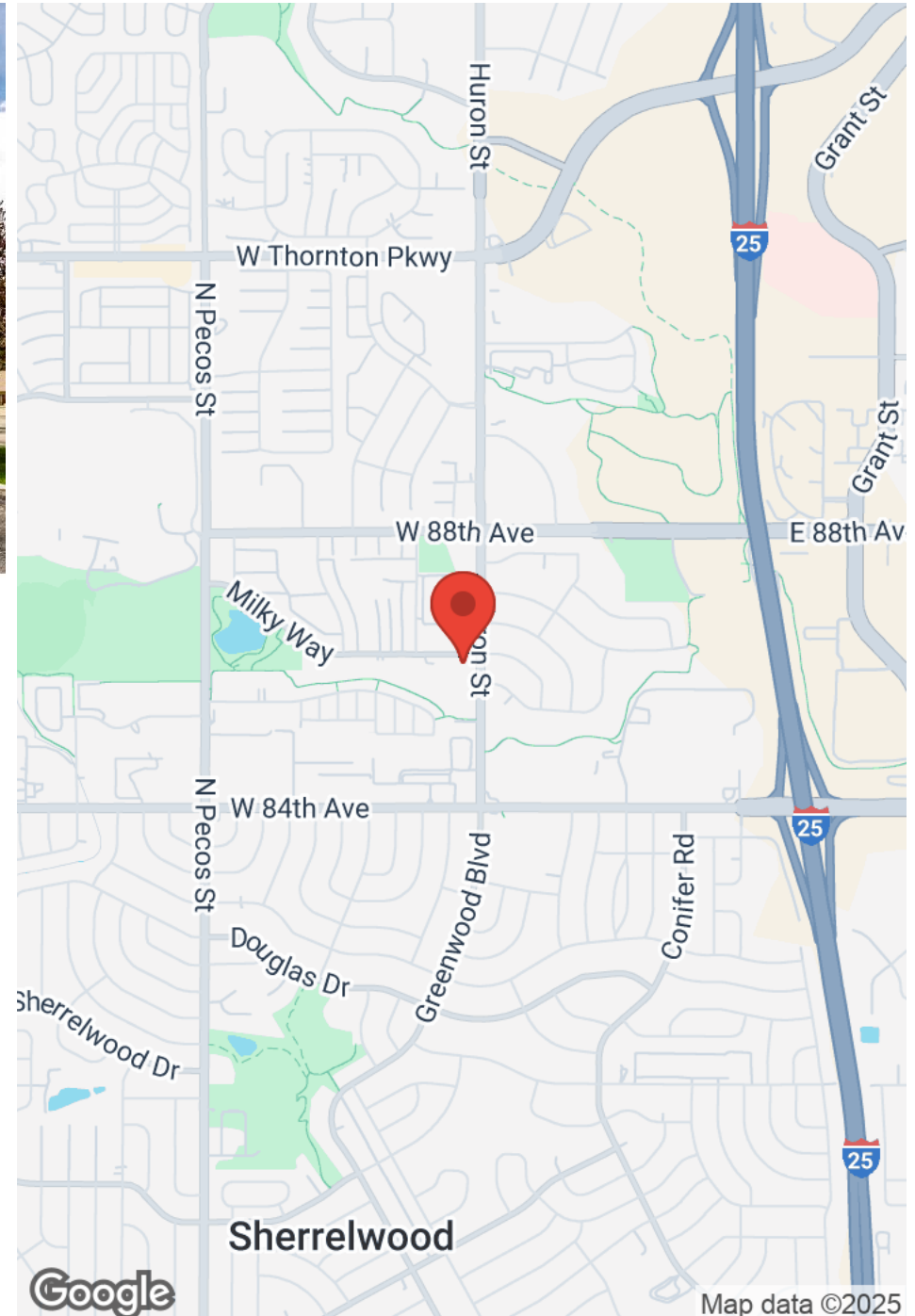
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### SALE PRICE: \$1,100,000

- Excellent Owner-User Office Opportunity
- Multi-tenant capacity
- An Additional 2400 SF of Basement Storage Space
- Major Renovation Completed in 2014 & 2022
- Ample Parking
- Marque at Lighted Intersection
- 3 Minutes from I-25

Building SF:	4,800
Lot Size:	21,000 SF
Parking Ratio:	6.25/1000
Parking:	30
Year Built:	1982
Zoning:	CR - Thornton



# PROPERTY DESCRIPTION

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## 4800 SqFt Office Building

**Prime Location:** Situated in Thornton, Colorado, this office building offers convenient access to major highways and public transportation, making it an ideal location for businesses looking to enhance connectivity and accessibility.

**Flexible Office Spaces:** From open-plan environments to private offices, the building caters to a variety of business needs, allowing for easy customization and scalability as companies grow.

**Ample Parking:** The property includes a spacious parking lot, ensuring that employees and visitors have access to ample and convenient parking options.

**Close Proximity to Amenities:** Located near a variety of shops, restaurants, and services, the building offers the convenience of nearby amenities, making it an attractive location for employees and clients.

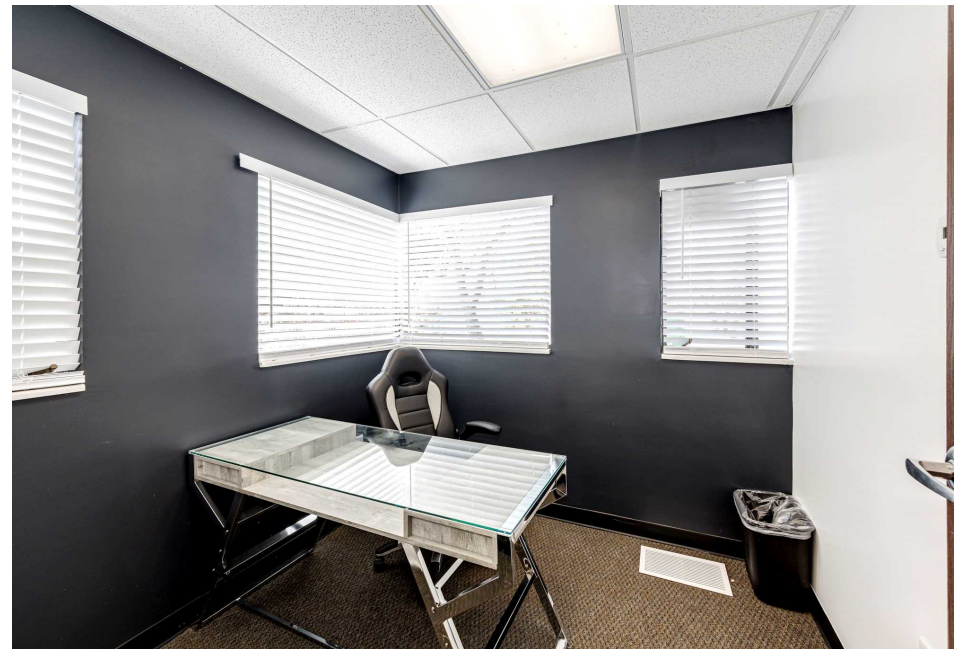
**Professional Environment:** The office building boasts a professional atmosphere, with well-maintained common areas and landscaped grounds that make a strong first impression on visitors and potential business partners.

This property combines functionality with strategic location, offering everything a growing business needs to thrive in today's competitive market.

Excellent Owner-User Office Opportunity  
An Additional 2,400 SF of Basement Storage Space

# PROPERTY PHOTOS

8585 HURON STREET



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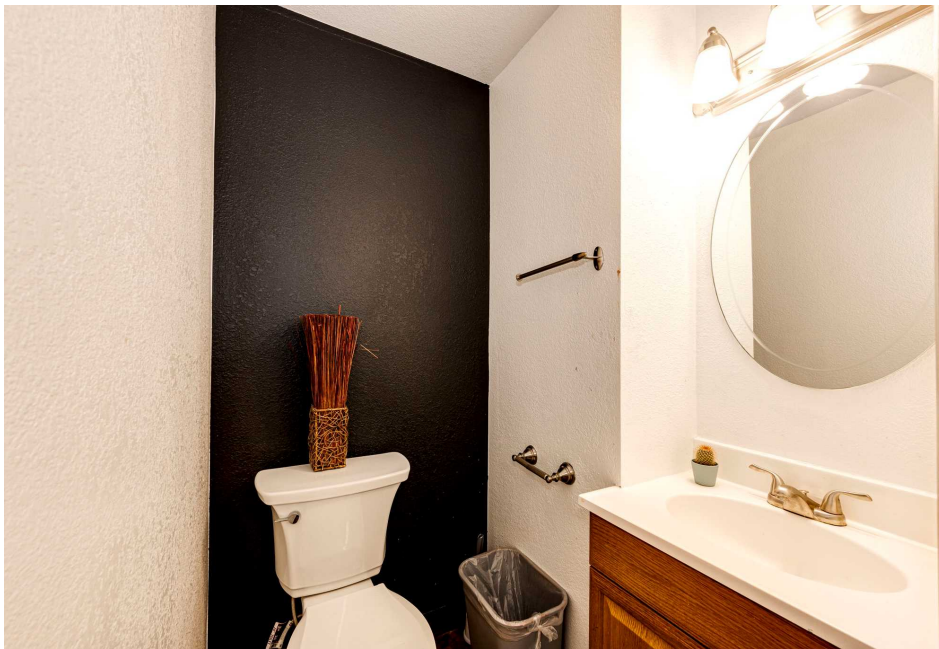
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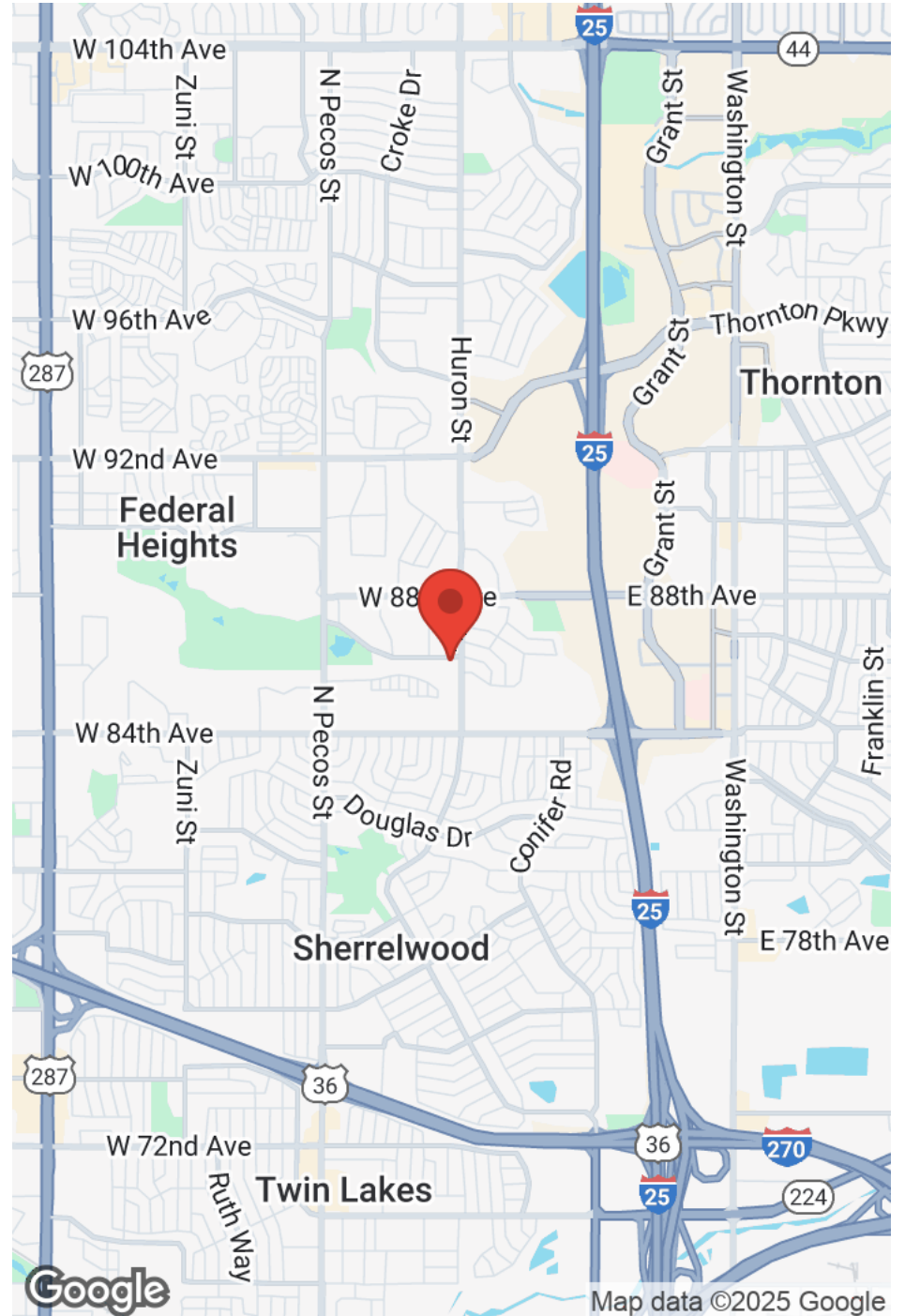
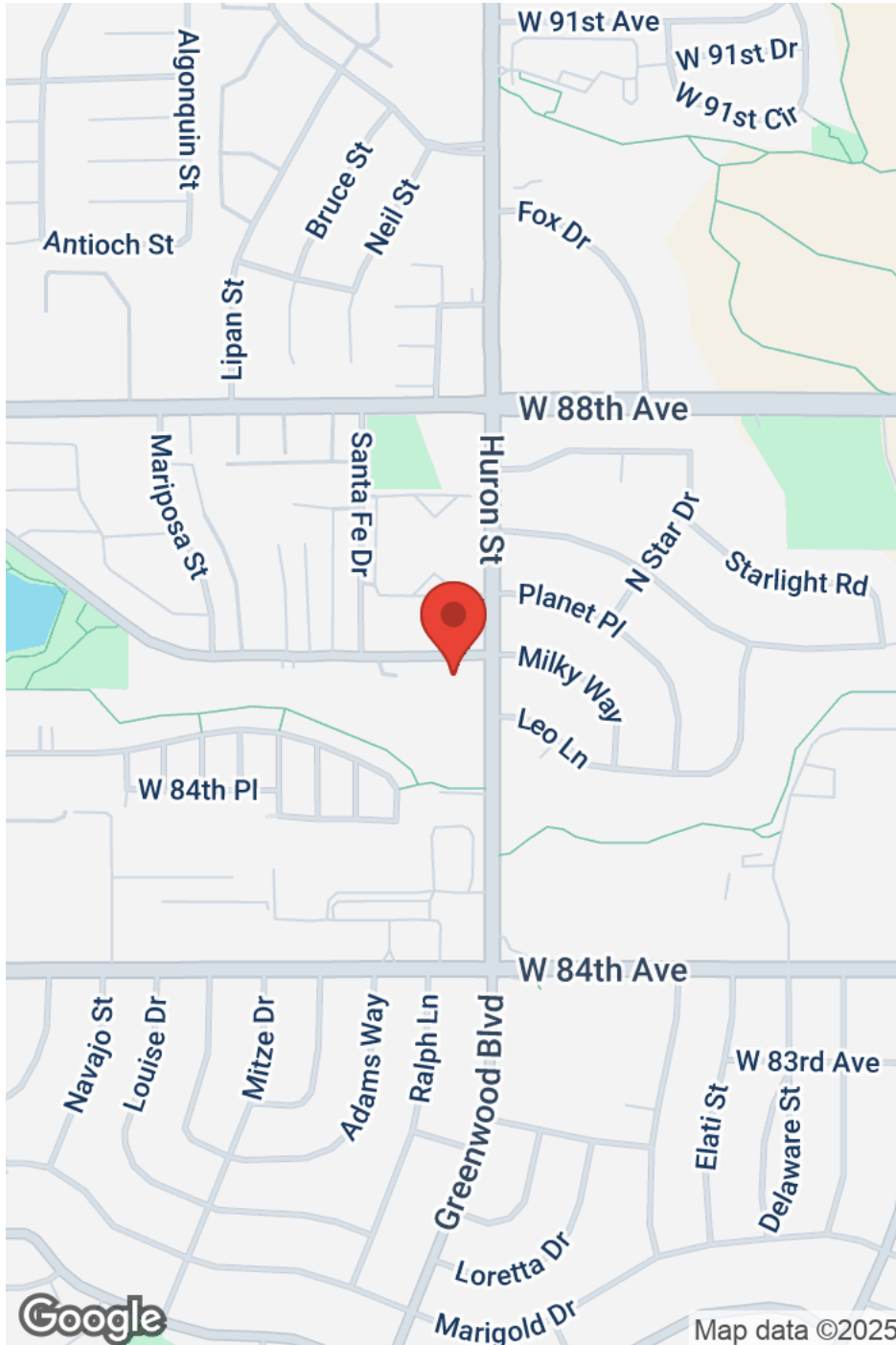
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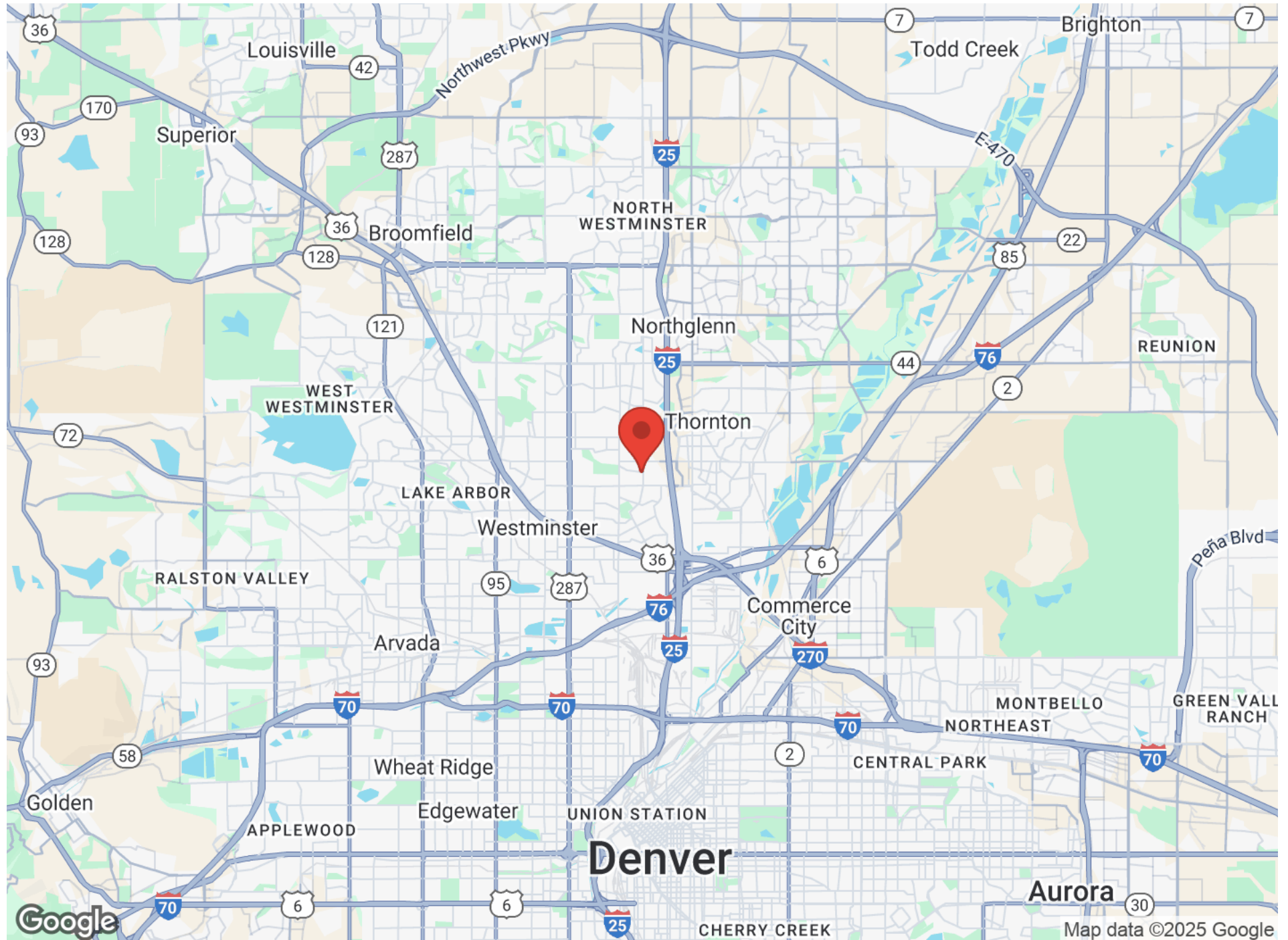
# LOCATION MAPS

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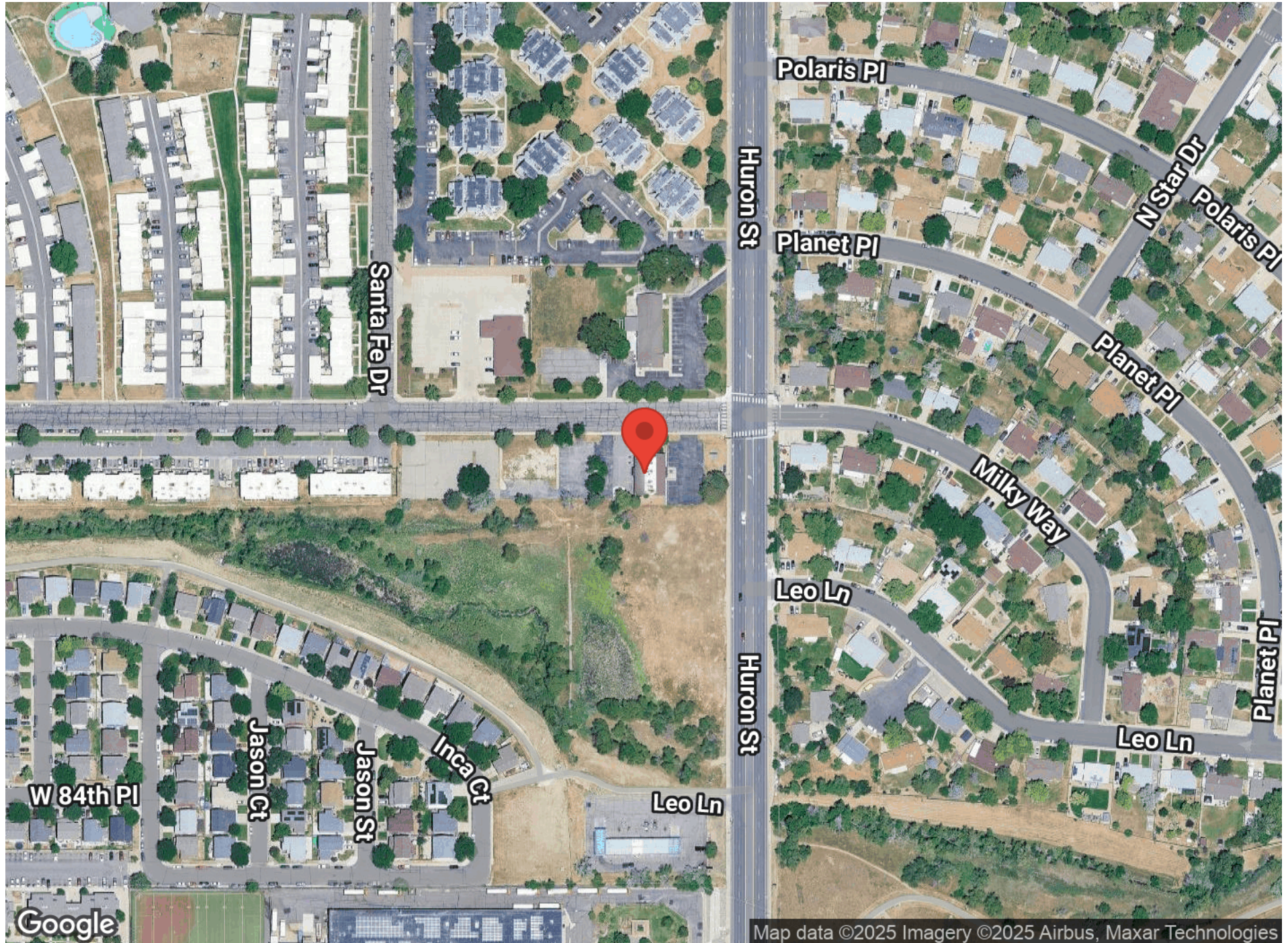
# REGIONAL MAP

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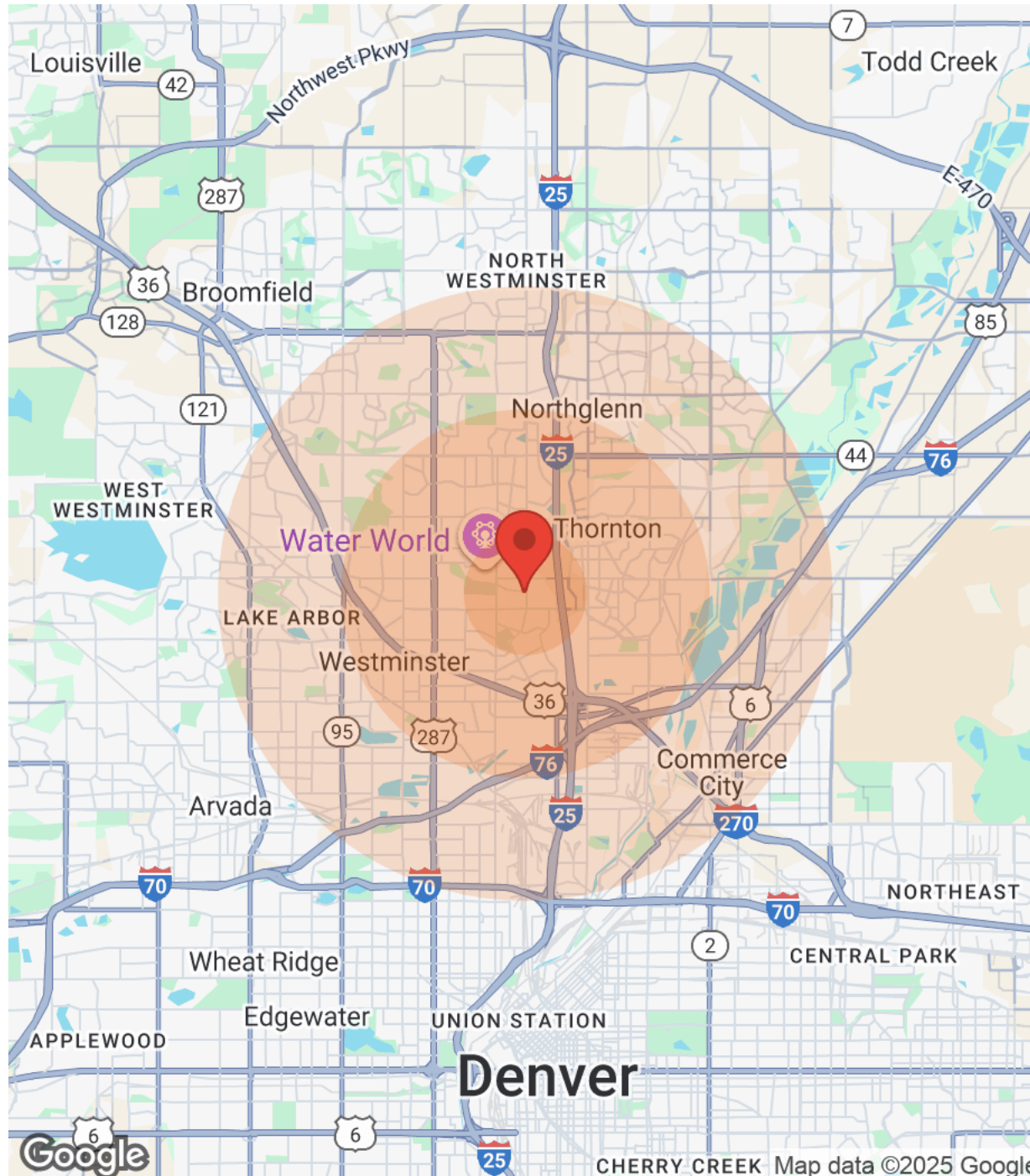
# AERIAL MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,912	75,087	162,350
Female	9,118	75,489	162,388
Total Population	18,030	150,576	324,738

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,742	36,344	73,879
Ages 15-24	2,491	19,890	42,614
Ages 25-54	7,231	60,948	132,134
Ages 55-64	1,629	15,390	35,848
Ages 65+	1,937	18,004	40,263

Race	1 Mile	3 Miles	5 Miles
White	11,597	109,527	248,846
Black	240	1,365	3,011
Am In/AK Nat	147	801	1,438
Hawaiian	1	11	23
Hispanic	10,906	75,642	133,318
Multi-Racial	11,564	71,102	127,066

Income	1 Mile	3 Miles	5 Miles
Median	\$41,626	\$45,814	\$48,592
< \$15,000	1,033	6,191	12,009
\$15,000-\$24,999	920	7,262	14,044
\$25,000-\$34,999	1,050	6,516	13,563
\$35,000-\$49,999	937	9,749	19,980
\$50,000-\$74,999	1,172	11,970	26,458
\$75,000-\$99,999	645	6,449	15,066
\$100,000-\$149,999	563	4,285	13,203
\$150,000-\$199,999	44	1,097	3,524
> \$200,000	26	551	2,027

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,891	59,616	130,415
Occupied	6,377	56,092	123,387
Owner Occupied	3,299	33,815	76,005
Renter Occupied	3,078	22,277	47,382
Vacant	514	3,524	7,028