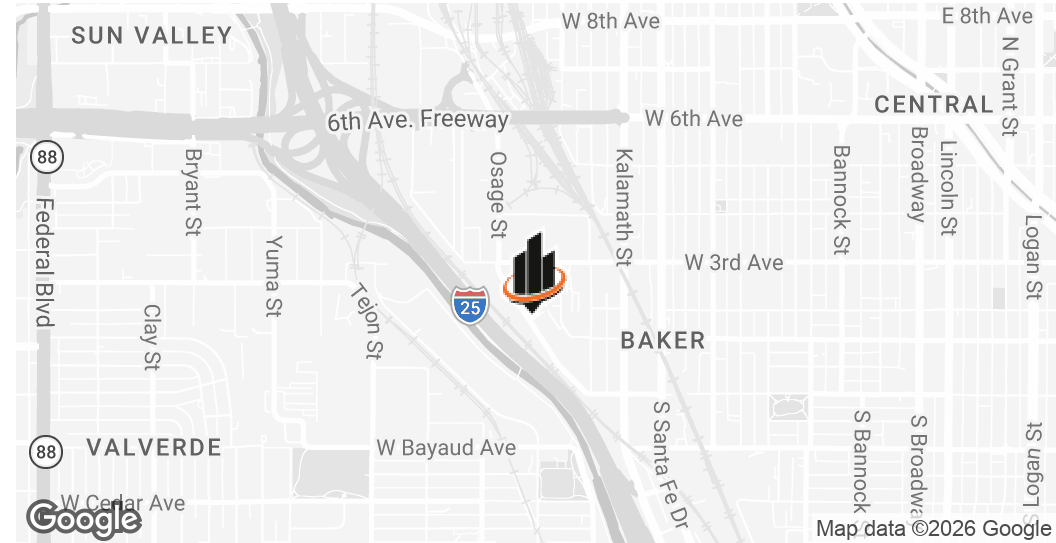




# Prime Central Denver Industrial with Secure Yard

For Sale or Lease

150 Rio Grande Blvd, Denver, CO 80223



OFFERING SUMMARY	
<b>SALE PRICE:</b>	\$3,192,000
<b>PRICE / SF:</b>	\$180.94
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	18,763 SF
<b>LOT SIZE:</b>	30,056 SF
<b>YEAR BUILT:</b>	1950
<b>ZONING:</b>	I-A
<b>RE TAXES 2024:</b>	\$58,127.14

## PROPERTY OVERVIEW

SVN Denver Commercial Real Estate is pleased to offer 150 Rio Grande Blvd. At nearly 19,000/sf, this prime industrial building in the heart of Denver is for sale or lease. The property offers excellent access to Downtown and the Denver Metro via I-25 and 6th Avenue, making it ideal for manufacturing, showroom, or distribution users. It features a new roof with a 20-year transferable warranty, updated electrical and lighting, a secure yard with ample parking, loading capable of accommodating 53' trailers, and a bright front office highlighted by large windows and abundant natural light.

## PROPERTY HIGHLIGHTS

- Central Denver location with quick access to Downtown and Metro Region via I-25 and 6th Ave
- Recent building upgrades: new roof with 20-year transferable warranty, LED lighting, upgraded HVAC and electrical with heavy 3-phase power
- Fenced yard with secure loading and parking
- 16' clear height



**Peter O'Bryan**  
Advisor  
O: 720.696.0621  
peter.obryan@svn.com  
CO #FA100098951



**Corey Murray**  
Senior Advisor  
O: 303.548.2585  
corey.murray@svn.com  
CO #FA.100019516

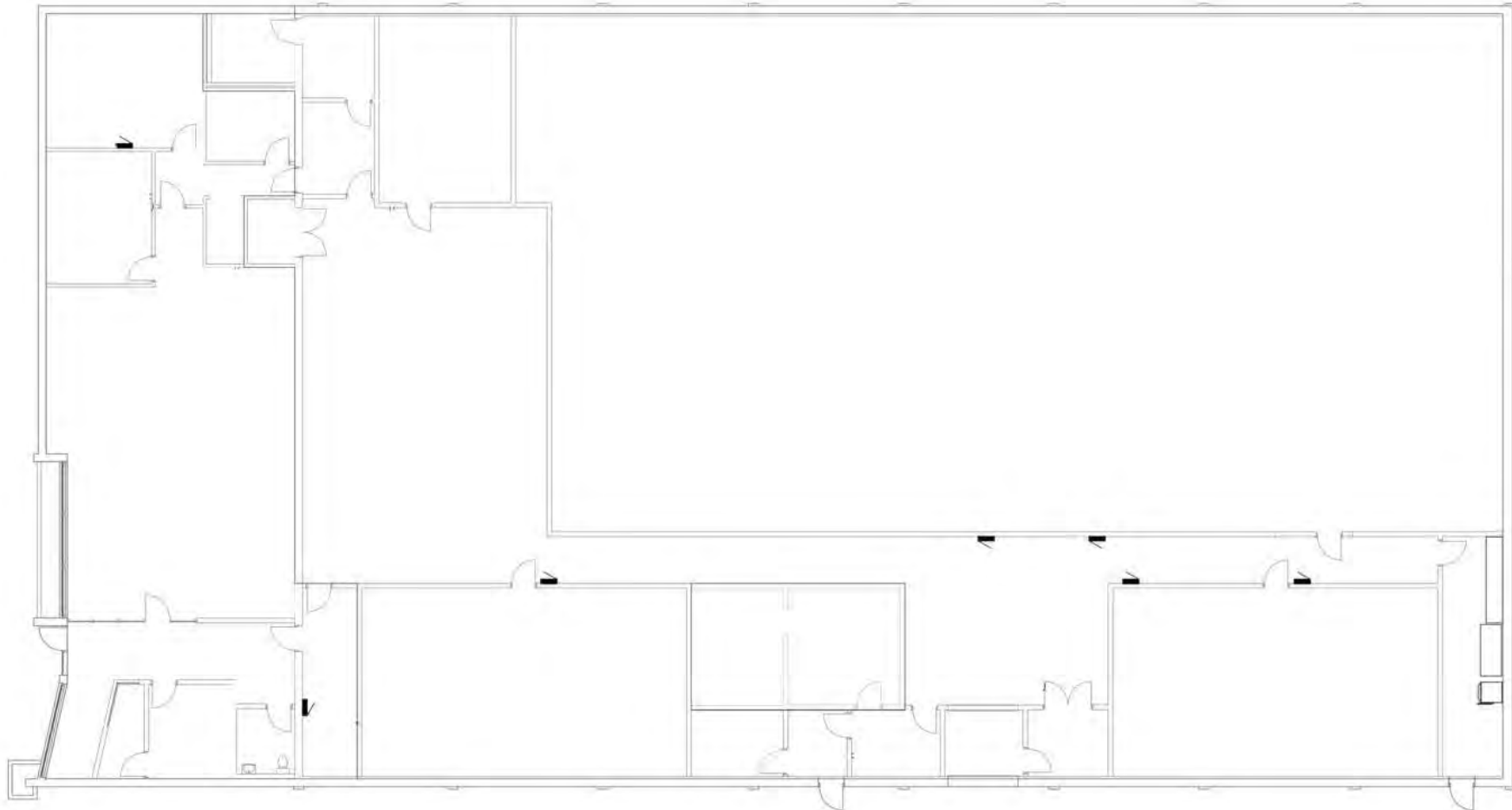




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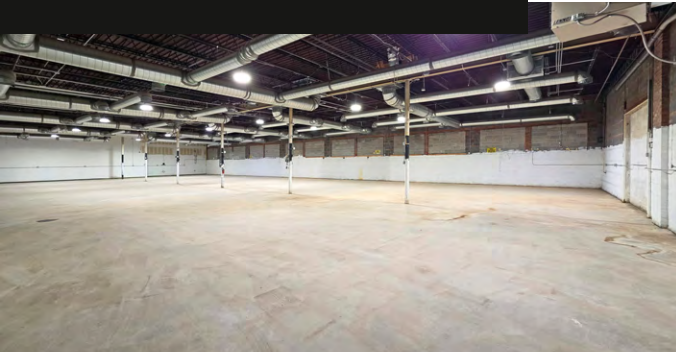




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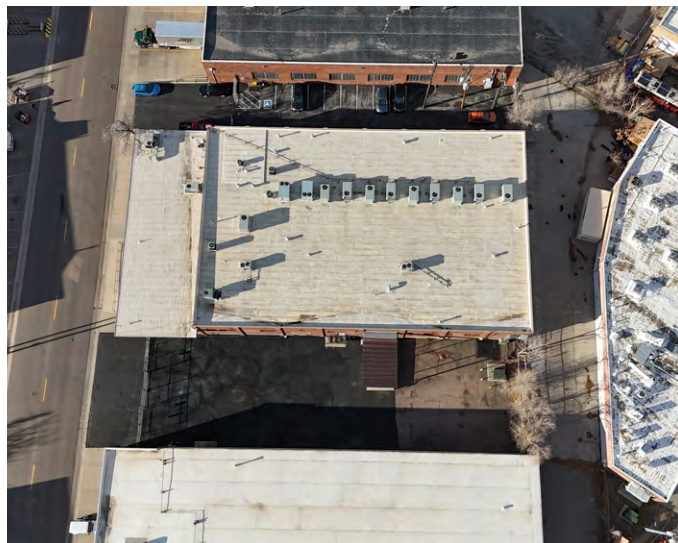




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**THE RIVER MILE**  
64 ACRES

**BALL ARENA REDEVELOPMENT**  
74 ACRES

LIGHTRAIL

CITY PARK

**STADIUM DISTRICT MASTER PLAN**  
38 ACRES

**AURARIA CAMPUS MASTER PLAN**  
142 ACRES

COLFAX AVE

**SUN VALLEY REDEVELOPMENT**  
233 ACRES

GOLDEN TRIANGLE

DENVER BOTANIC GARDENS

**BURNHAM YARDS (NEW BRONCOS STADIUM)**  
57 ACRES

6TH AVE

6

**SUBJECT PROPERTY**  
150 RIO GRANDE BLVD  
DENVER, CO

**CHERRY CREEK WEST**  
13 ACRES

FEDERAL BLVD

INTERSTATE  
25

BROADWAY

COUNTRY CLUB

ALAMEDA AVE

**BROADWAY PARK**  
75 ACRES

**SANTA FE YARDS (NAT'L WOMEN'S SOCCER LEAGUE)**  
14 ACRES

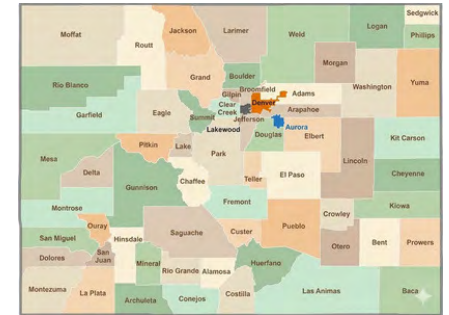


# Denver Metro Regional Overview



## DENVER METRO OVERVIEW (DENVER-AURORA-LAKEWOOD MSA)

The Denver-Aurora-Lakewood Metropolitan Statistical Area had an estimated population of about **3,000,000 residents** as of July 1, 2024, reflecting approximately **2.8% cumulative growth since 2020**.



## DEMOGRAPHICS

The Denver-Aurora-Lakewood MSA has a population of **3.0+ million**, a **\$94,000 median household income**, and over **50% of adults with a bachelor's degree or higher**. The region generates **\$240B+ in Gross Regional Product**, supports a **1.7+ million labor force**, and reports a **median home value around \$600,000**, reflecting strong economic fundamentals and sustained housing demand.

## PRIMARY INDUSTRY DRIVERS



**Professional & Business Services**



**Healthcare & Social Assistance**



**Retail, Trade & Wholesale**



**Aerospace & Aviation**



**I.T. & Digital Communications**



**Bioscience & Healthcare Innovation**



**Financial Services & FinTech**



**Food & Beverage Production**

- Denver-Aurora-Lakewood MSA had a **gross metropolitan product of ~\$311.9 billion in 2023**.
- Unemployment in the MSA was around **3.6% in late 2025**.
- The metro's economy shows diversified sector shares, with notable employment in professional services, healthcare, and trade.

# Denver Metro Regional Highlights

## GROWTH DYNAMICS

### Denver-Aurora-Lakewood MSA



The Denver-Aurora-Lakewood MSA remains one of the Mountain West's most resilient growth markets, with a population exceeding 3.0 million and a Gross Regional Product above \$240 billion. A diversified economy spanning aerospace, advanced manufacturing, energy, healthcare, finance, and technology continues to drive steady in-migration and business expansion. Median household income surpasses \$90,000, reflecting strong earning power and consumer stability.

Looking ahead, state forecasts project continued population and household growth through 2030. Ongoing corporate investment, infrastructure improvements, and downtown revitalization efforts support long-term demand across industrial, multifamily, retail, and office sectors, reinforcing Denver's position as Colorado's primary economic engine.

## RANKINGS



### General Livability & National Rankings

*MU.S. News & World Report (2024)*

Denver-Aurora-Lakewood ranks approximately #40 nationally (previously as high as #2).

→ Signals strong long-term livability, lifestyle appeal, and in-migration trends.



### Economic & Business Performance Rankings

*Milken Institute (2024)*

Denver ranks approximately #13 among large U.S. cities for economic performance.

→ Indicates strong growth in jobs, wages, and technology output.



### Regional & Downtown Metrics

*Downtown Denver Partnership (2023)*

Downtown performance benchmarked against peer metros (no formal rank).

→ Provides insight into recovery trends, investment activity, and competitive positioning.



### Challenges & Contextual Rankings

*Trust for Public Land (2024)*

Denver ranks approximately #10 nationally in ParkScore.

→ Reflects strong park access, acreage, and public space investment.