

3801 RACE STREET FOR LEASE



400 S. BROADWAY | DENVER, CO | 80209 | 303.321.5888 | www.uniqueprop.com

3801 Race Street, Denver, CO 80205

Exclusive Agents

Marc S. Lippitt

Principal

303.321.5888

mlippitt@uniqueprop.com

Justin Herman

Vice President

720.881.6343

jherman@uniqueprop.com

Philip Dankner

Senior Vice President

303.645.4796

pdankner@uniqueprop.com

Isaac Fentress

Broker Associate

303.512.1164

ifentress@uniqueprop.com

Disclaimer, Confidentiality & Conditions

All materials and information received or derived from Unique Properties, Inc its directors, officers, agent's, advisors, affiliates and / or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties, Inc makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties, Inc does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ

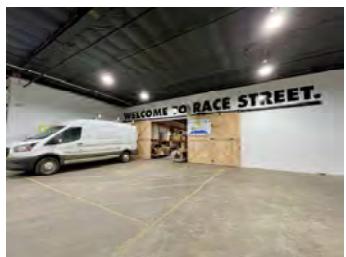


Unique Properties, Inc

400 South Broadway | Denver, CO 80209

www.uniqueprop.com

WELCOME TO RACE STREET



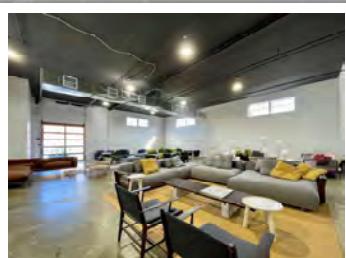
BRIGHT & VIBRANT



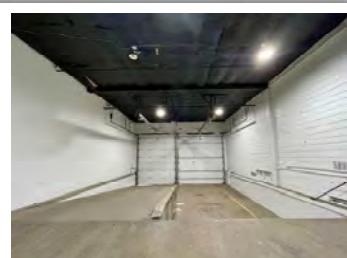
COMMON BREAK ROOM



PICKLEBALL COURTS



CREATIVE WORK SPACES



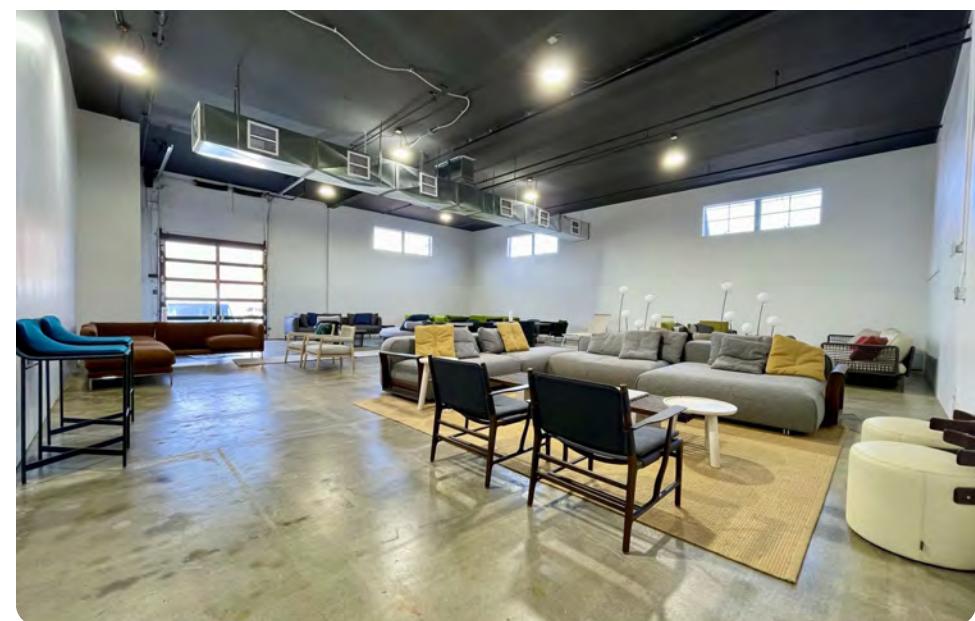
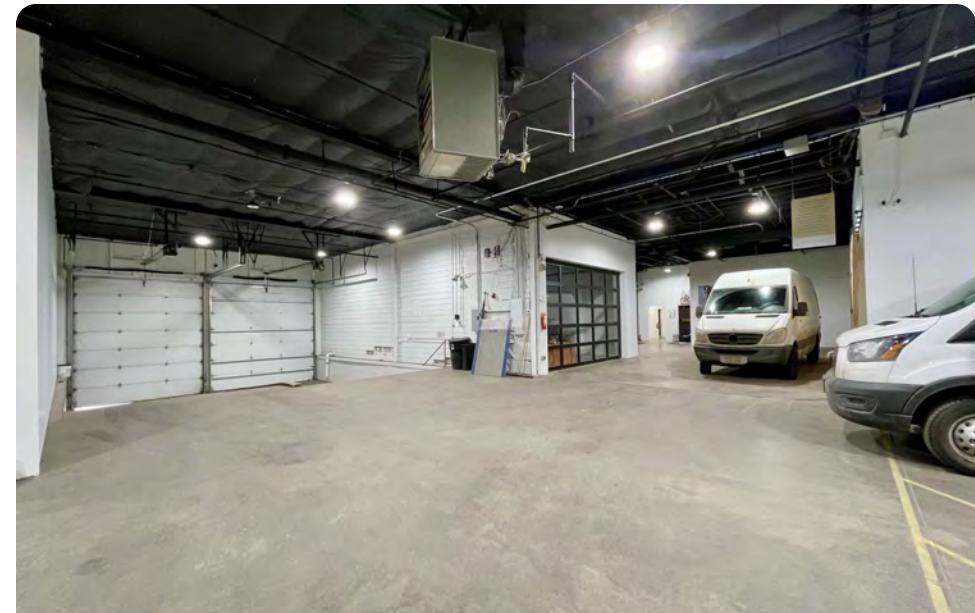
DRIVE IN & DOCK HIGH
LOADING



CHANGING ROOM &
SHOWER

EXECUTIVE SUMMARY

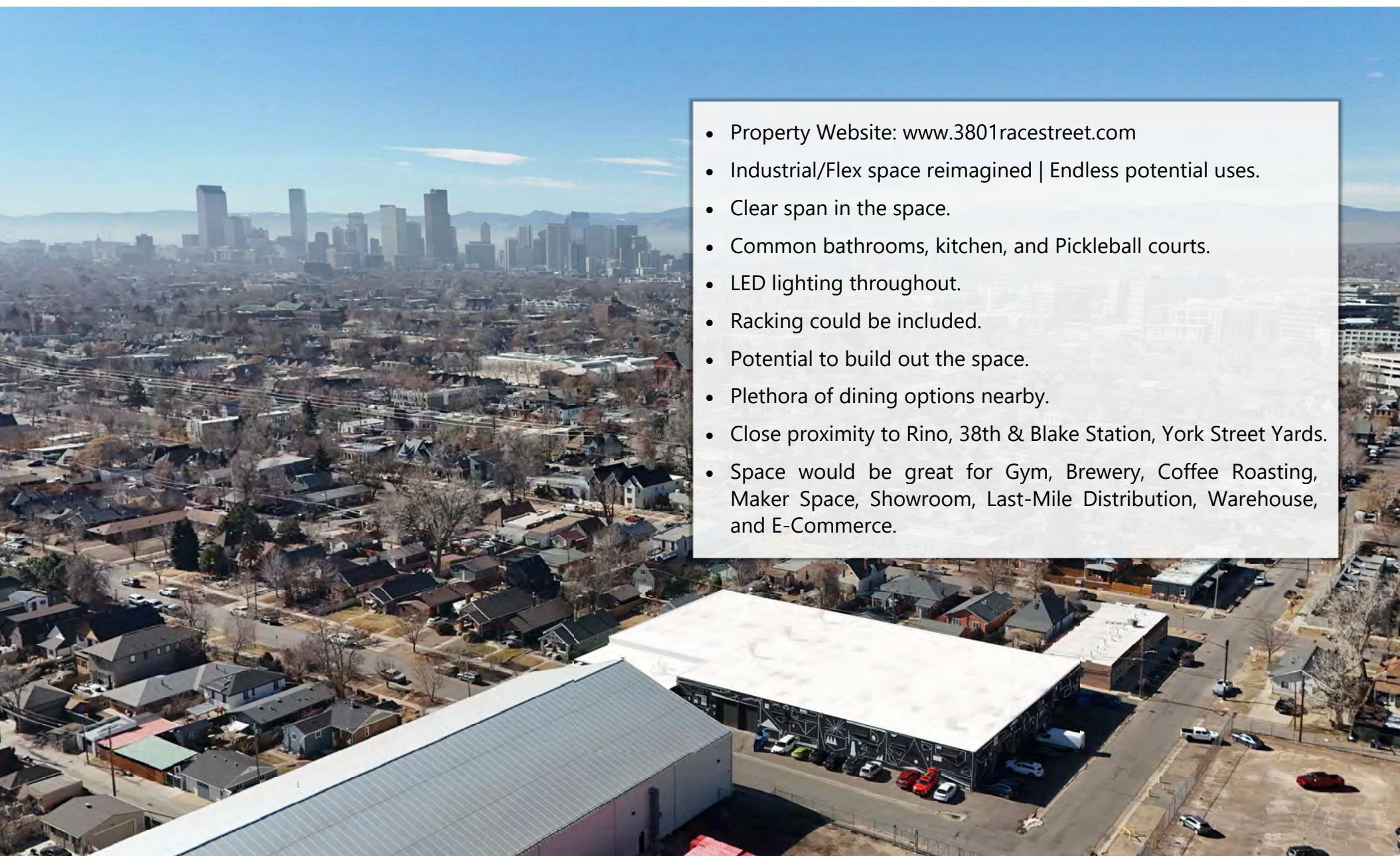
Property Type	Industrial Flex Office Retail
Lease Rate:	\$16 PSF NNN
Est. NNN's	\$5.50 PSF
Building Size:	34,608 SF
Total Available SF:	6,728 SF
Suite E:	3,486 SF
Suite H:	3,242 SF
Ceiling Height:	14 ft
Power:	800 Amp / 3 Phase (To Be Verified)
Parking:	30 Spaces
Loading:	Dock (13 ft x 14 ft) Drive In (10 ft 9 in x 14 ft)
Space Entrance:	12 ft x 10 ft
Sprinkler:	Yes
County:	Denver
Zoning:	I-A



PROPERTY DESCRIPTION

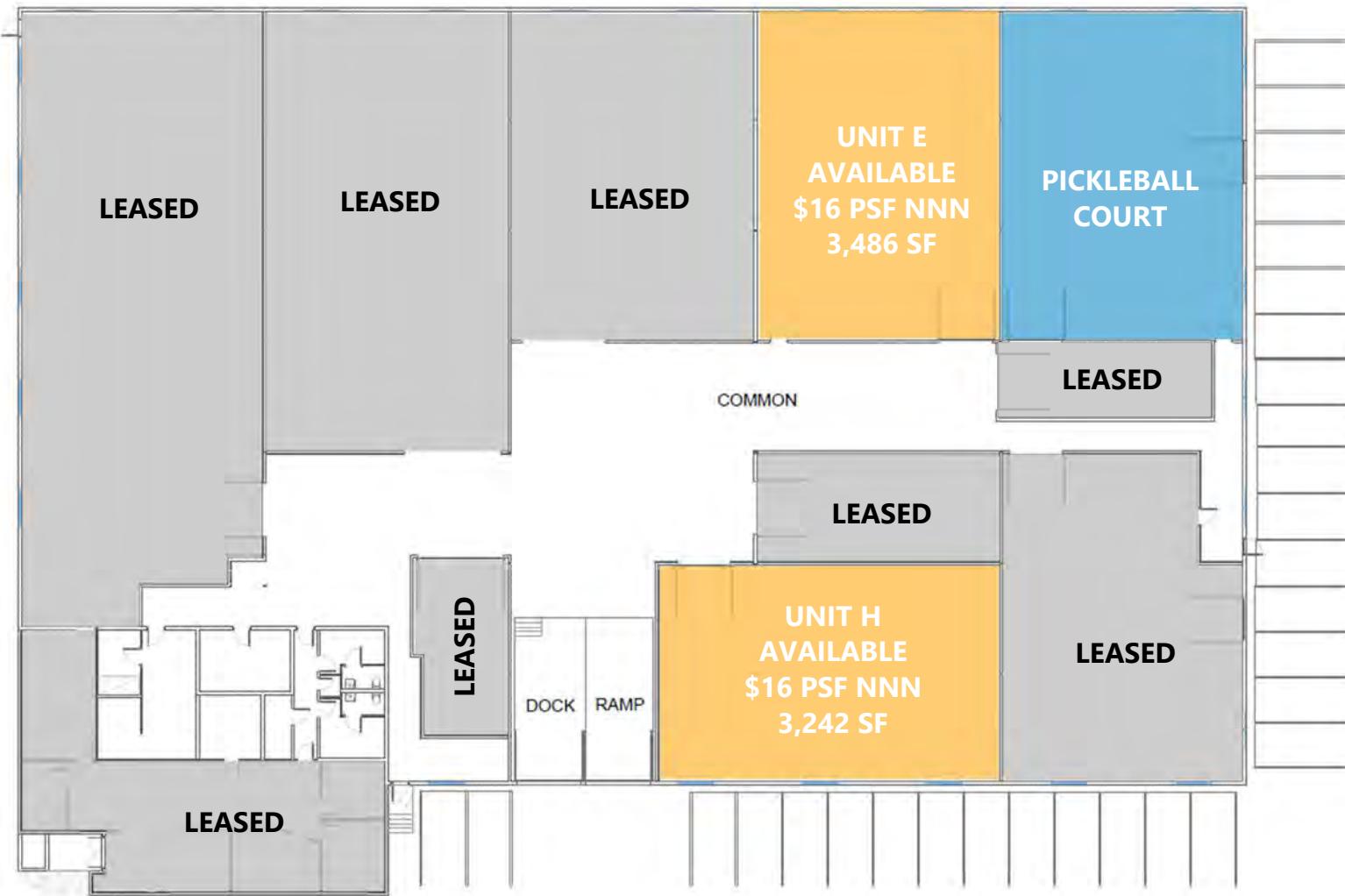
Welcome to 3801 Race Street! This industrial building has been completely reimaged. With its flexible I-A zoning the potential uses for this property are limitless. Current owners completely renovated every inch of the property. Come join Studio Como, Barbizon Lighting and more! Take advantage of the onsite pickle ball court during the work day! 3801 Race Street is in an amazing location as it surrounded Rino to the West, York Street Yards to the East, and the future Rock Drill Rino site.

PROPERTY HIGHLIGHTS



- Property Website: www.3801racestreet.com
- Industrial/Flex space reimagined | Endless potential uses.
- Clear span in the space.
- Common bathrooms, kitchen, and Pickleball courts.
- LED lighting throughout.
- Racking could be included.
- Potential to build out the space.
- Plethora of dining options nearby.
- Close proximity to Rino, 38th & Blake Station, York Street Yards.
- Space would be great for Gym, Brewery, Coffee Roasting, Maker Space, Showroom, Last-Mile Distribution, Warehouse, and E-Commerce.

FLOORPLAN



WHAT NEARBY?





38TH & BLAKE
LIGHTRAIL STATION

38TH AVENUE

3801
RACE
STREET

ROCK DRILL RINO



OliverBuchananGroup, in partnership with the Weiss family, is re-envisioning the Rock Drill RiNo site. A carefully formulated, strategic development plan with a strong vision and commitment to retain and integrate existing architecture into the project plan will provide the surrounding community with an iconic, nationally recognized mixed-use development for the greater Denver community.

The 38th & Blake Station connects the site and community to the City's transit network and Denver International Airport offering an extraordinary opportunity to attract local, regional, and national visitors.

Upon completion, the project will engage the 39th Avenue Greenway and surrounding neighborhoods to further transform the Rock Drill RiNo site into a destination for the neighborhood, city, and region.

SOURCE- <https://www.rockdrillrino.com/the-project-1>

39TH AVENUE GREENWAY



The 39th Avenue Greenway creates a mile of vibrant urban community space along a newly developed drainage channel in the Cole and Clayton neighborhoods of north Denver. In addition to providing flood protection and 100 year storm water conveyance within an urban context, the design for this \$80 million project creates a much needed recreational amenity, enhances multi-modal connectivity and improves water quality from an ecological perspective. The team was heavily engaged with the community in an inclusive process to improve the aesthetic and visual character of the corridor while respecting its historic industrial context. Designed for year-round use, amenities include: Denver's first shared street, bridges, low-flow crossings, natural play areas, urban plazas, shade structures, wayfinding, water quality features and specialty areas for events and gatherings. The project restores a historically underserved community in an urban corridor, connecting neighborhoods to recreation, nature and each other. Through creative placemaking, it preserves the built legacy of one of Denver's most diverse communities, making a universally accessible urban space that current and future residents will enjoy for generations.

SOURCE- <https://www.aslacoColorado.org/award/39th-avenue-greenway/>

DEMOCRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
Population:											
2029 Projection											
2029 Projection	17,791	74,568	177,930	<\$25,000	1,326	6,288	15,946				
2024 Estimate	17,554	73,083	174,995	\$25,000 - \$50,000	918	4,285	12,439				
2020 Census	17,528	70,424	171,954	\$50,000 - \$75,000	913	4,674	13,673				
Growth 2024-2029	1.35%	2.03%	1.68%	\$75,000 - \$100,000	774	4,312	10,718				
Growth 2020-2024	0.15%	3.78%	1.77%	\$100,000 - \$125,000	550	3,082	7,260				
Median Age	35.00	34.80	35.60	\$125,000 - \$150,000	702	3,640	8,679				
Average Age	35.30	36.10	37.30	\$150,000 - \$200,000	1,008	4,278	9,768				
2024 Population by Race:											
White	8,364	43,160	117,452	\$200,000+	850	4,228	13,491				
Black	2,431	9,232	15,803	2024 Households by Household Inc:							
Am. Indian & Alaskan	265	861	1,627	<\$25,000	1,326	6,288	15,946				
Asian	267	1,629	4,818	\$25,000 - \$50,000	918	4,285	12,439				
Hawaiian & Pacific Island	4	30	57	\$50,000 - \$75,000	913	4,674	13,673				
Hispanic Origin	7,158	20,333	37,311	\$75,000 - \$100,000	774	4,312	10,718				
Other	6,224	18,171	35,238	\$100,000 - \$125,000	550	3,082	7,260				
U.S. Armed Forces:	4	56	75	\$125,000 - \$150,000	702	3,640	8,679				
Households:				\$150,000 - \$200,000	1,008	4,278	9,768				
2029 Projection	7,133	35,534	93,609	\$200,000+	850	4,228	13,491				
2024 Estimate	7,041	34,786	91,974	2024 Population by Education							
2020 Census	7,060	33,362	90,057	Some High School, No Diploma	2,343	5,740	9,625				
Growth 2024-2029	1.31%	2.15%	1.78%	High School Grad (Incl Equivalency)	1,901	8,299	16,730				
Growth 2020-2024	-0.27%	4.27%	2.13%	Some College, No Degree	2,433	11,503	25,976				
Owner Occupied	3,200	11,219	30,106	Associate Degree	1,124	4,864	12,130				
Renter Occupied	3,840	23,567	61,869	Bachelor Degree	4,094	19,994	53,732				
2024 Avg Household Income	\$110,149	\$109,694	\$112,625	Advanced Degree	1,867	10,195	31,666				
2024 Med Household Income	\$86,740	\$87,444	\$84,164	2024 Population by Occupation							
				Real Estate & Finance	657	3,990	10,287				
				Professional & Management	7,565	38,047	96,929				
				Public Administration	206	1,301	3,885				
				Education & Health	2,162	8,778	24,468				
				Services	1,874	6,925	15,109				
				Information	372	1,561	3,970				
				Sales	1,367	7,128	19,046				
				Transportation	736	2,663	7,467				
				Retail	601	3,427	8,292				
				Wholesale	249	1,186	2,652				
				Manufacturing	446	2,408	6,248				
				Production	946	3,627	6,965				
				Construction	835	2,389	4,393				
				Utilities	715	2,237	4,553				
				Agriculture & Mining	103	256	1,033				
				Farming, Fishing, Forestry	39	127	271				
				Other Services	518	2,079	5,708				



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com

PHIL DANKNER

SENIOR VICE PRESIDENT

303.645.4796

pdankner@uniqueprop.com

ISAAC FENTRESS

BROKER ASSOCIATE

303.512.1164

ifentress@uniqueprop.com