

# 3801 RACE STREET FOR LEASE



400 S. BROADWAY | DENVER, CO | 80209 | 303.321.5888 | [www.uniqueprop.com](http://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



### **Unique Properties, Inc**

400 South Broadway | Denver, CO 80209

www.uniqueprop.com

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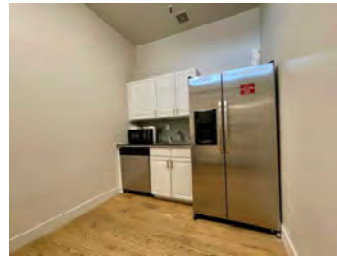
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## WELCOME TO RACE STREET



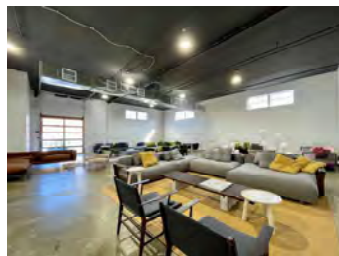
BRIGHT & VIBRANT



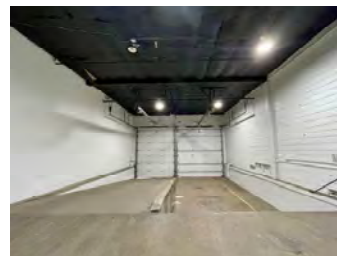
COMMON BREAK ROOM



PICKLEBALL COURTS



CREATIVE WORK SPACES



DRIVE IN & DOCK HIGH  
LOADING



CHANGING ROOM &  
SHOWER

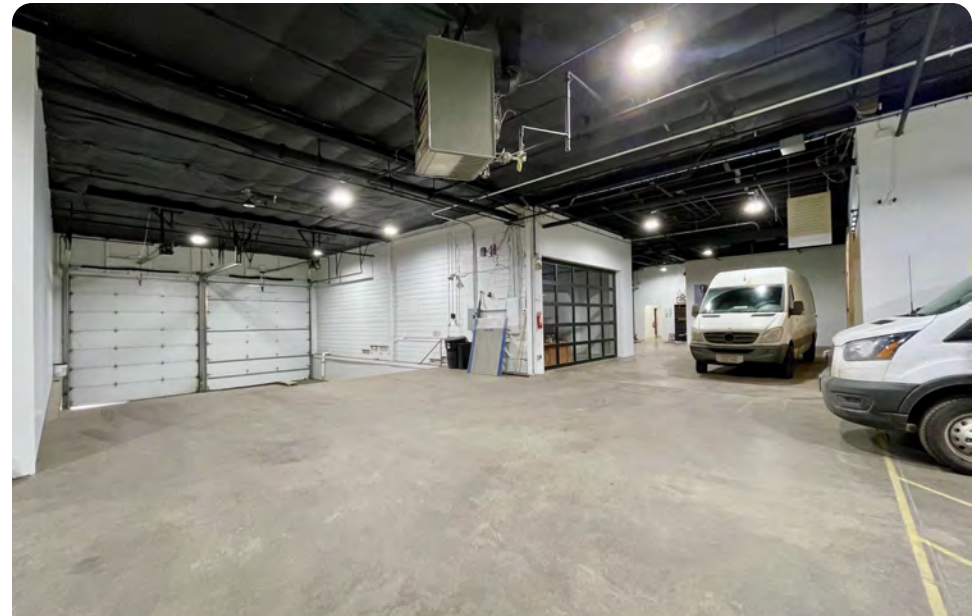


# EXECUTIVE SUMMARY

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

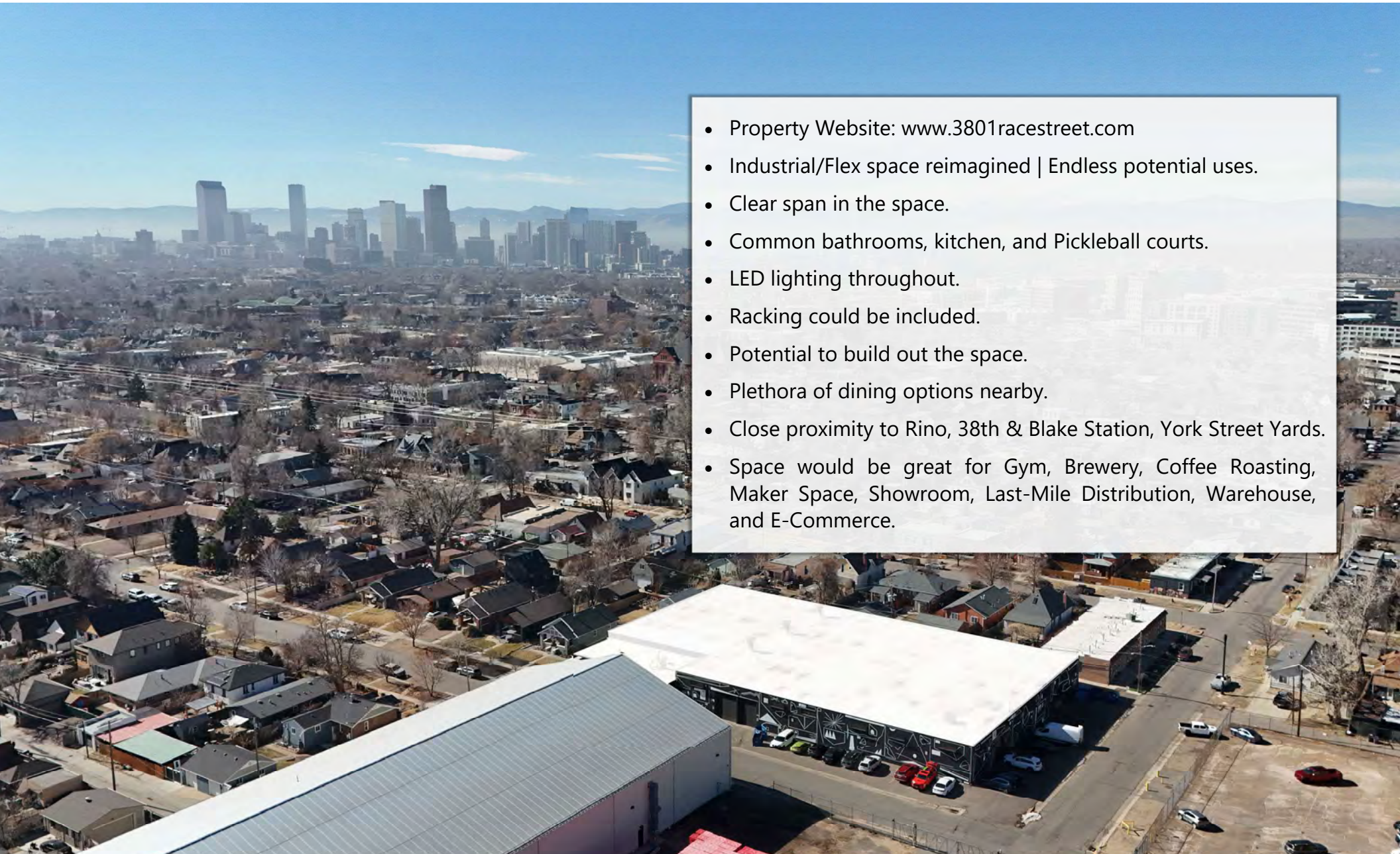
## PROPERTY DESCRIPTION

Welcome to 3801 Race Street! This industrial building has been completely reimaged. With it's 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.



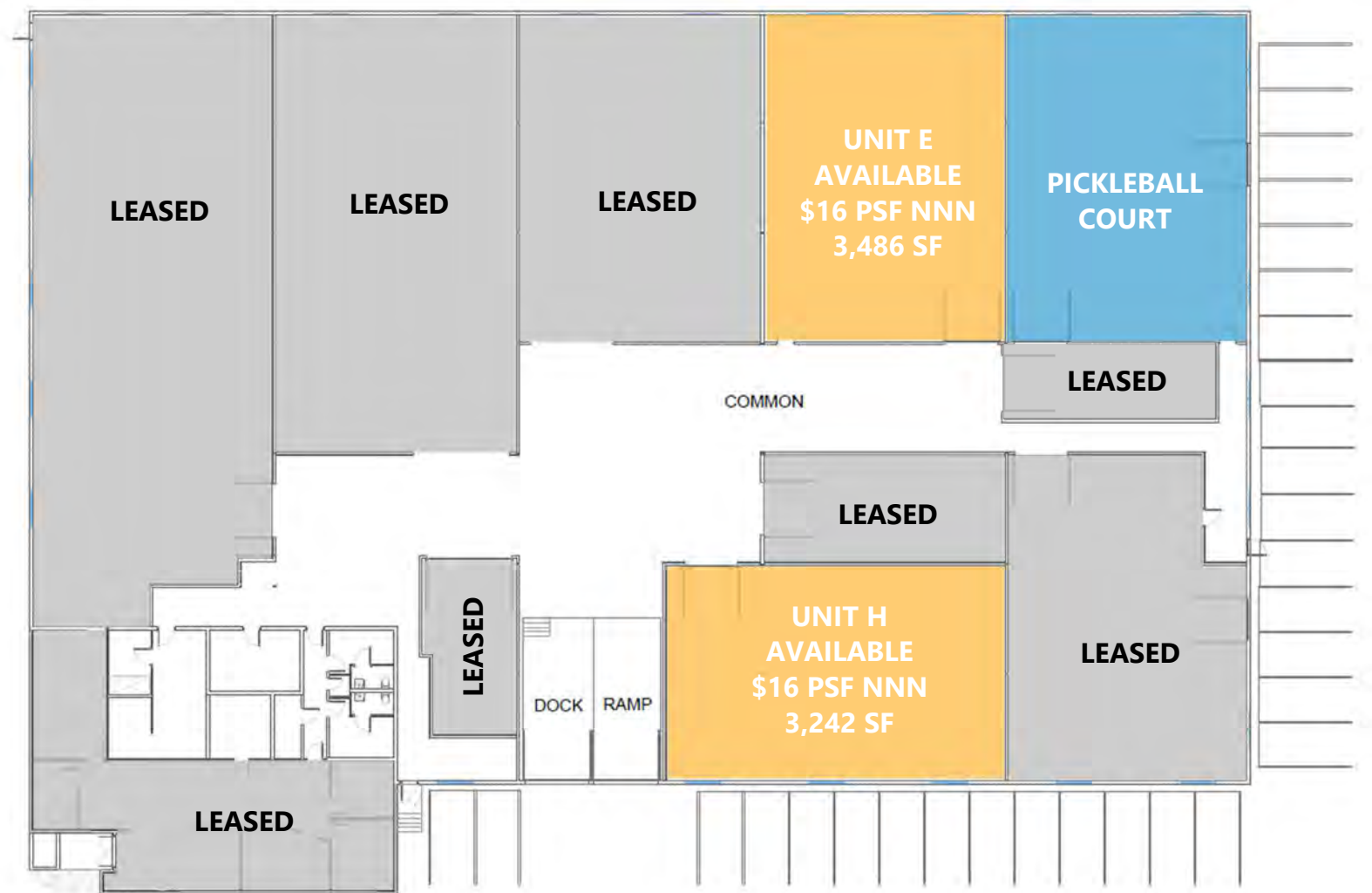


# PROPERTY HIGHLIGHTS



- Property Website: [www.3801racestreet.com](http://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.

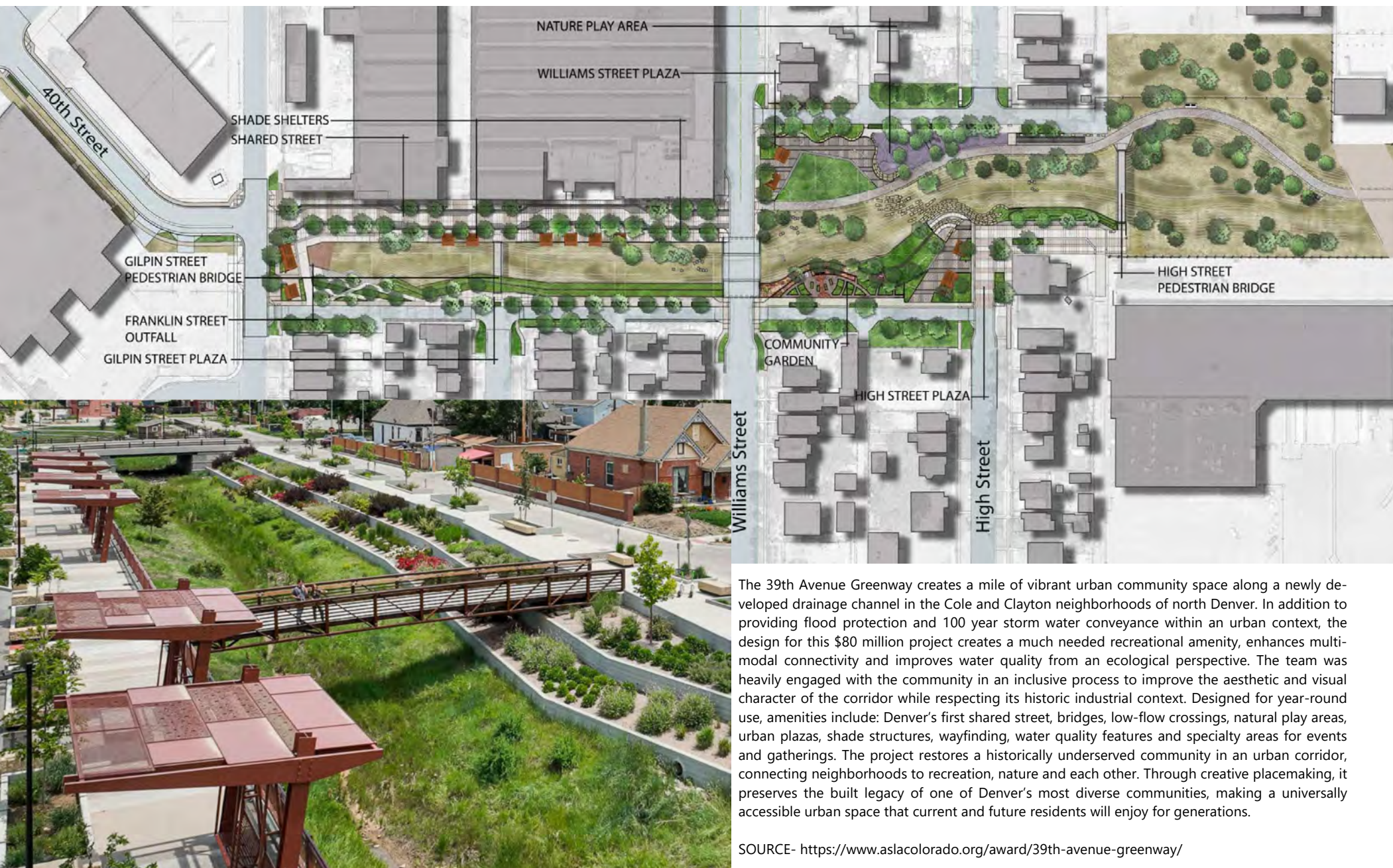
The 38th & Blake Station connects the site and community to the City's transit network and Denver International Airport offering an extraordinary opportunity to attract local, regional, and national visitors.

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.aslcolorado.org/award/39th-avenue-greenway/>



# DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	17,791	74,568	177,930
2024 Estimate	17,554	73,083	174,995
2020 Census	17,528	70,424	171,954
Growth 2024-2029	1.35%	2.03%	1.68%
Growth 2020-2024	0.15%	3.78%	1.77%
Median Age	35.00	34.80	35.60
Average Age	35.30	36.10	37.30
<b>2024 Population by Race:</b>			
White	8,364	43,160	117,452
Black	2,431	9,232	15,803
Am. Indian & Alaskan	265	861	1,627
Asian	267	1,629	4,818
Hawaiian & Pacific Island	4	30	57
Hispanic Origin	7,158	20,333	37,311
Other	6,224	18,171	35,238
<b>U.S. Armed Forces:</b>			
<b>Households:</b>	<b>4</b>	<b>56</b>	<b>75</b>
2029 Projection	7,133	35,534	93,609
2024 Estimate	7,041	34,786	91,974
2020 Census	7,060	33,362	90,057
Growth 2024-2029	1.31%	2.15%	1.78%
Growth 2020-2024	-0.27%	4.27%	2.13%
Owner Occupied	3,200	11,219	30,106
Renter Occupied	3,840	23,567	61,869
<b>2024 Avg Household Income</b>	<b>\$110,149</b>	<b>\$109,694</b>	<b>\$112,625</b>
<b>2024 Med Household Income</b>	<b>\$86,740</b>	<b>\$87,444</b>	<b>\$84,164</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	1,326	6,288	15,946
\$25,000 - \$50,000	918	4,285	12,439
\$50,000 - \$75,000	913	4,674	13,673
\$75,000 - \$100,000	774	4,312	10,718
\$100,000 - \$125,000	550	3,082	7,260
\$125,000 - \$150,000	702	3,640	8,679
\$150,000 - \$200,000	1,008	4,278	9,768
\$200,000+	850	4,228	13,491
<b>2024 Population by Education</b>			
Some High School, No Diploma	2,343	5,740	9,625
High School Grad (Incl Equivalency)	1,901	8,299	16,730
Some College, No Degree	2,433	11,503	25,976
Associate Degree	1,124	4,864	12,130
Bachelor Degree	4,094	19,994	53,732
Advanced Degree	1,867	10,195	31,666
<b>2024 Population by Occupation</b>			
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](mailto:mlippitt@uniqueprop.com)

## JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

[jherman@uniqueprop.com](mailto:jherman@uniqueprop.com)

## PHIL DANKNER

SENIOR VICE PRESIDENT

303.645.4796

[pdankner@uniqueprop.com](mailto:pdankner@uniqueprop.com)

## ISAAC FENTRESS

BROKER ASSOCIATE

303.512.1164

[ifentress@uniqueprop.com](mailto:ifentress@uniqueprop.com)