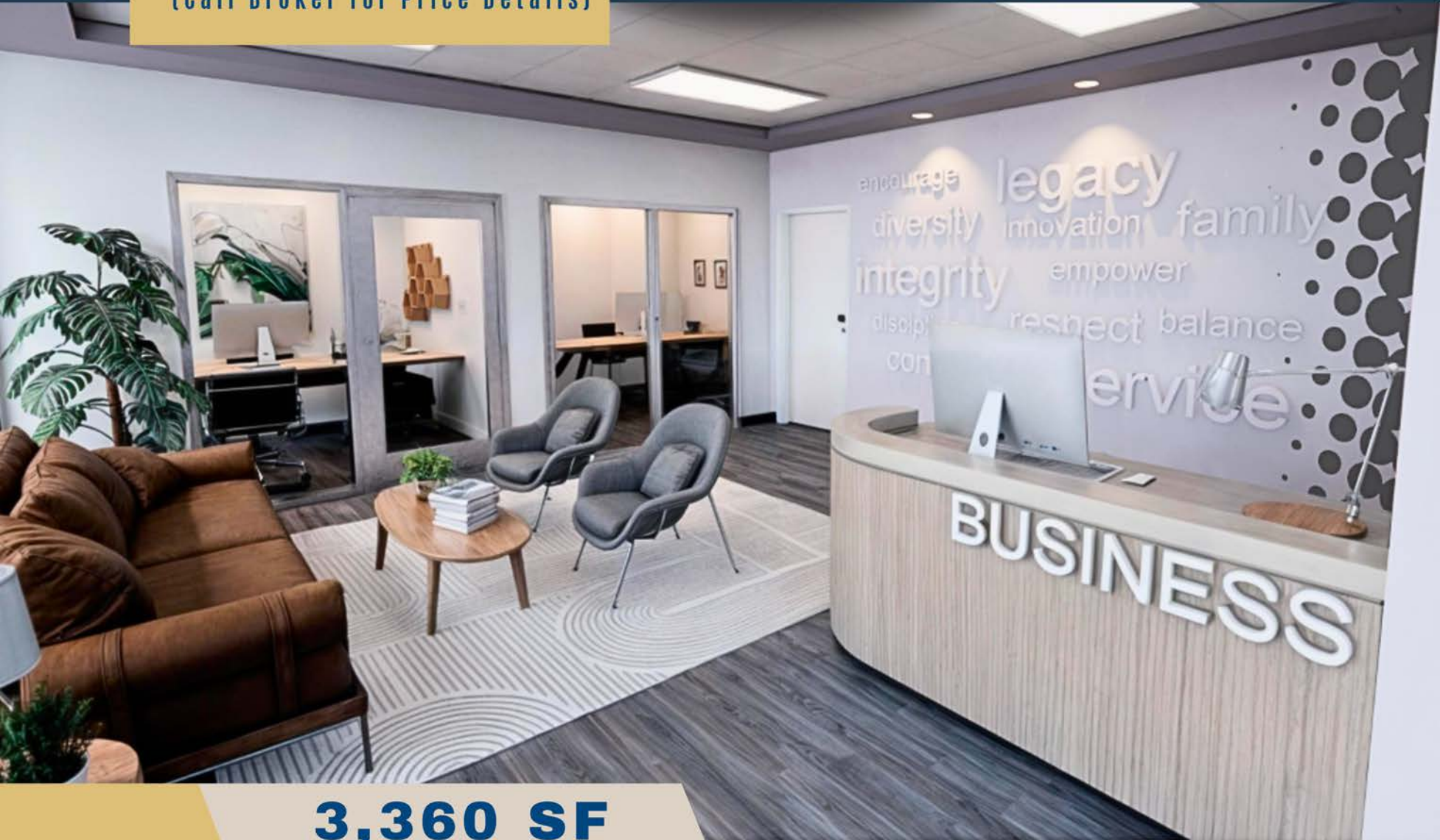


# FLEX CONDO FOR SALE

(Call Broker for Price Details)

## 5475 Peoria St. Bldg 2

DENVER, CO 80239



### 3,360 SF



**MAKERS COMMERCIAL**  
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FOR SALE // 5475 PEORIA ST // DENVER, CO 80239



**\*\*Call Broker for Price Details**

Discover a rare opportunity in a prime location near I-70 and I-225 with this versatile flex/office property. Just a quick drive from Northfield shopping center and Stapleton city center, this space is perfect for various business needs, offering easy highway access for quick commutes, nearby amenities for convenient shopping, dining, and entertainment, and flexible use for office, warehouse, or mixed-use purposes.

**Turn-Key Property**

**RARE Flex/ Office Units**



**Drive-In Loading**



**16'-6" Clear Height**



**5,040 SF**



**Zoning: I-0**



**Ample Parking**



**Close to many amenities**



**Lots of Uses Permitted**

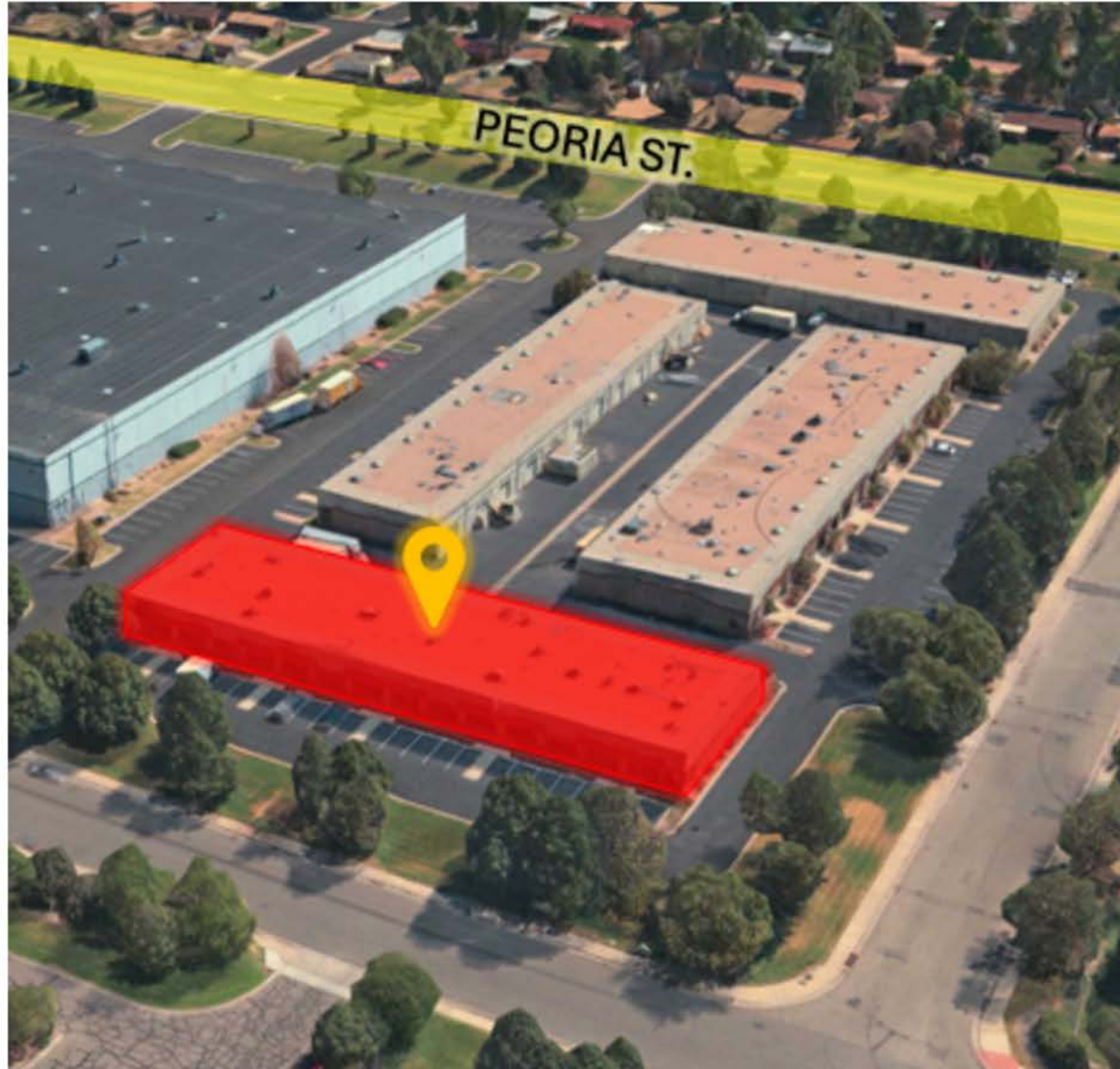
**TURN KEY UNIT INCLUDES:**

- Private Entry
- Private restrooms (2)
- Warehouse
- 3 Drive-In Doors (10x12)
- Separate meters
- 3 Separate Parcels



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# Site Plan



## 2022 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,923	147,133	336,291
Average HH Income	\$ 91,102	\$ 100,398	\$ 107,269

## POTENTIAL USES:

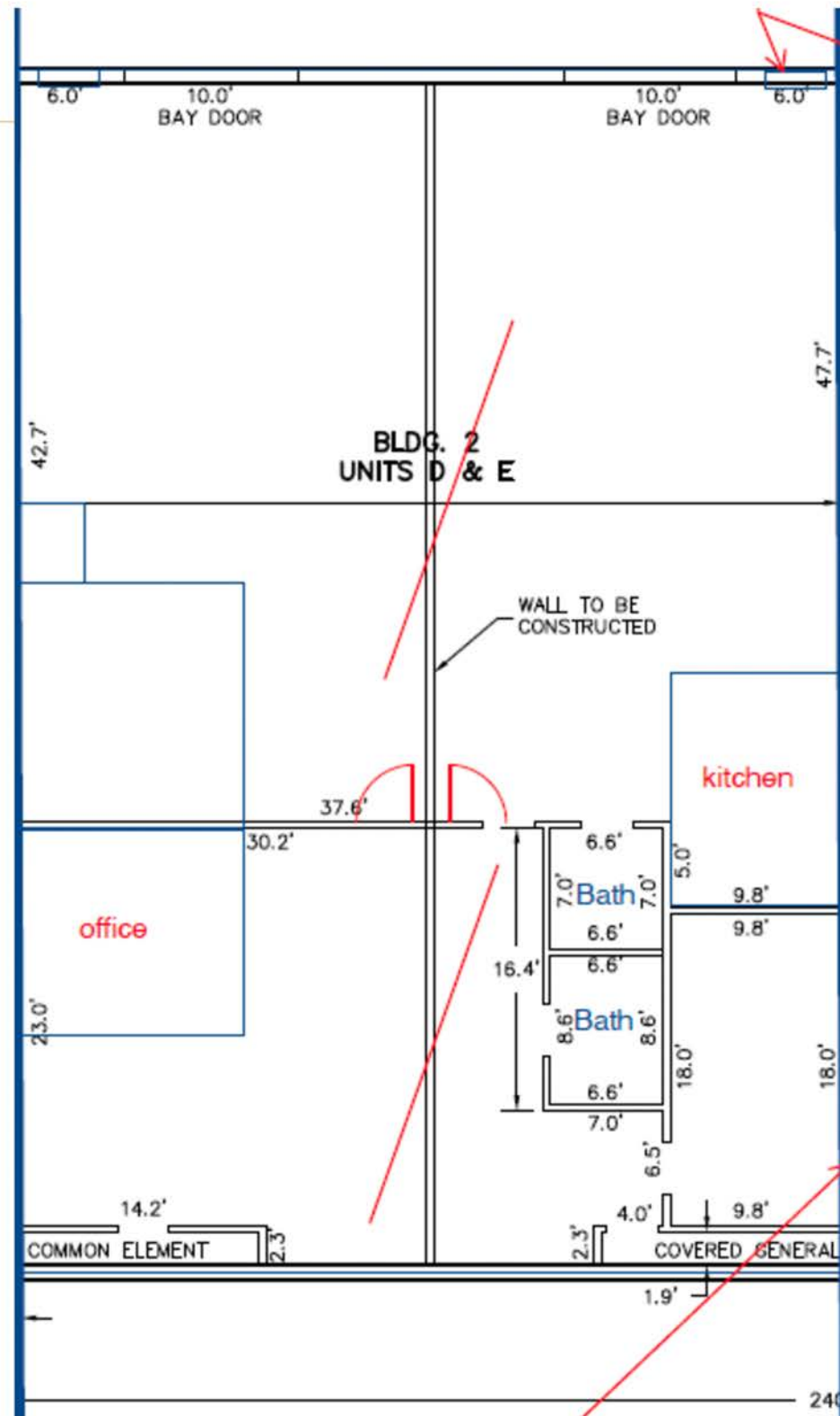
- Cellular
- Dentist
- Salon
- Martial Arts
- Optical
- Spa
- Medical
- Insurance
- Tax Prep
- Chiropractor
- Vitamins / Supplements
- Restaurant (needs buildout)
- Office
- Day Care Facility / School
- ...many more

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# Floor Plan

## FLOOR PLAN SPECS:

- Private entry
- Private entry lobby
- 2 Private restrooms (ADA compliant)
- 2 drive-in loading doors (10'x12')
- Warehouse
- Storage
- Private offices
- 2 separate parcels. Can be divided in the future.





# FOR SALE // 5475 PEORIA ST // DENVER, CO 80239

CLOSE PROXIMITY TO  
AMENITIES INCLUDING:

NUMEROUS

- 1.4 miles to I-70
- 3.5 miles to Northfield Shopping Center
- 4 miles to I-270
- 2.4 miles to I-225
- 20 mins to DIA
- 20 mins to Downtown Denver



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