



## MIXED-USE PROPERTY FOR SALE/LEASE

90 Knox Court, Denver, CO 80219

Sales Price: \$1,175,000

For Lease: \$25/SF NNN

Building Size: 3,345 SF



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## THE OPPORTUNITY

Located at the heart of a dense, underserved West Denver Barham neighborhood, 90 Knox Ct offers a rare chance to capture consistent, built-in demand with minimal direct competition.

The property's high-visibility corner, strong daily traffic counts, and flexible E-MX-2 zoning create multiple paths to value—whether as a flagship retail location, service hub, or adaptive mixed-use concept. Its functional features, including loading access and on-site parking, support a wide range of business models, while proximity to major arterials and Downtown Denver enhances both customer reach and long-term appreciation potential.

Ideal for an owner-user seeking brand presence or an investor targeting stable cash flow and upside in a supply-constrained submarket.

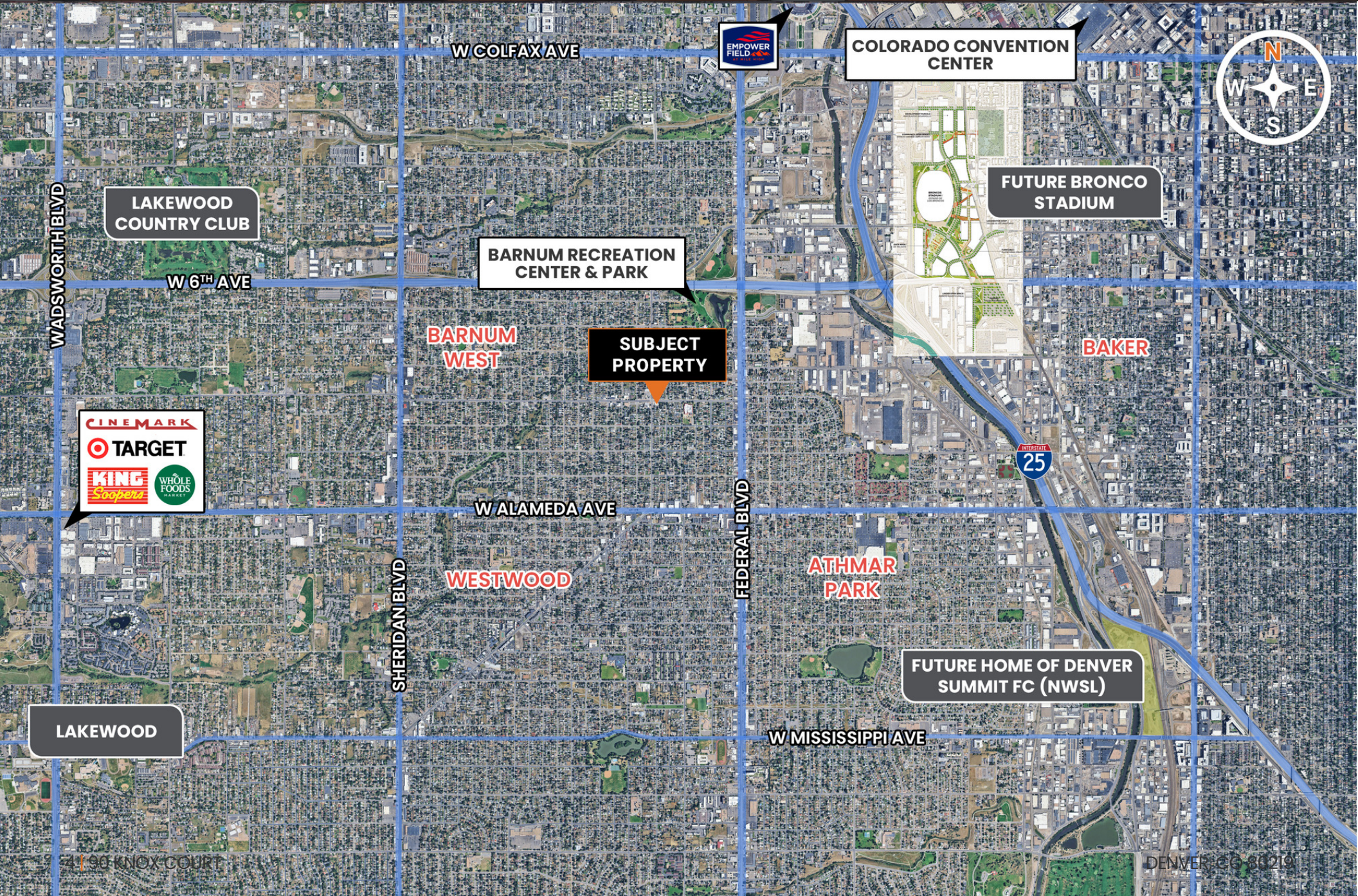
## PROPERTY HIGHLIGHTS

- **High-Visibility Corner:** Prominent location at W 1st Ave & Knox Ct with ~226' of combined frontage and 45,000+ vehicles/day.
- **Functional Asset:** 3,345 SF brick building on 6,250 SF lot, two (2) drive-in loading doors, and 4 on-site parking spaces.
- **Versatile Use:** With E-MX-2 zoning, ideal for retail, restaurant, office, or service businesses
- **Excellent Connectivity:** Direct access to Federal & Sheridan Blvd, I-25/6th Ave, and 8 –9 minutes to Downtown Denver.
- **Strong Market Fundamentals:** Dense residential population with limited retail supply, creating a built-in, underserved customer base.

## PROPERTY DETAILS

Address	90 Knox Court Denver, CO 80219
Building Size	3,345 SF
Lot Size	6,250 SF
Zoning	E-MX-2
2025 Taxes	\$18,138.12
<b>Sales Price</b>	<b>\$1,175,000</b>
<b>Lease Rate</b>	<b>\$25/SF NNN</b>





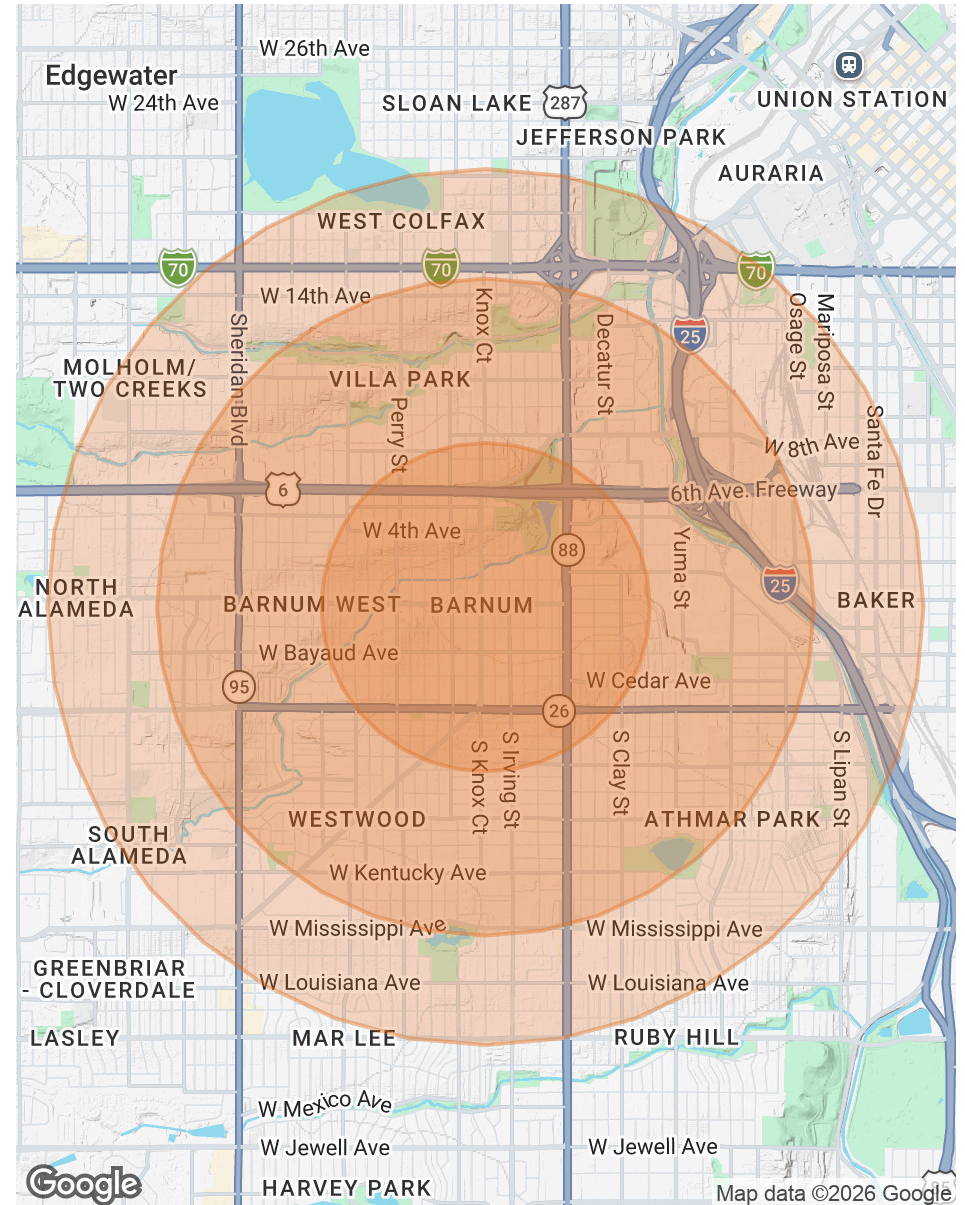


<b>POPULATION</b>	<b>0.75 MILES</b>	<b>1.5 MILES</b>	<b>2 MILES</b>
Total Population	11,585	46,016	81,381
Average Age	37.2	33.8	33.8
Average Age (Male)	35.6	33.2	33.6
Average Age (Female)	38.0	34.3	34.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.75 MILES</b>	<b>1.5 MILES</b>	<b>2 MILES</b>
Total Households	4,363	17,054	31,900
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$78,585	\$82,208	\$95,787
Average House Value	\$408,814	\$451,670	\$506,937

\* Demographic data derived from 2020 ACS - US Census



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