



7070 SMITH RD.

7070 Smith Rd., Denver CO 80207

CONFIDENTIAL OFFERING MEMORANDUM

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THE OFFERING

Basham Investments is pleased to offer the opportunity to acquire 7070 Smith Rd., an outstanding owner/user or redevelopment site located adjacent to the Central Park community and between Downtown Denver and the Denver International Airport.

The property described herein is being offered for sale in an “as-is, where-is” condition. The Seller and Basham Investments, LLC make no representations or warranties as to the accuracy of the information contained in this Offering

Memorandum. Information within the Offering Memorandum was obtained from sources we believe to be reliable; however, we have not verified it’s accuracy and make no guarantee, warranty or representation about it.

It is submitted subject to the possibility of errors, omissions, change of price or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. This Investment Summary is subject to the terms of the property transaction.

HIGHLIGHTS

The site has very flexible mixed use I-MX-5 zoning “Already in Place.” This parcel is a versatile mix of light industrial or retail uses.

DETAILS

Address: 7070 Smith Rd., Denver CO 80207

County: City and Council of Denver

Price: Call Broker for Pricing

Lot Size: 3.69 Acres

Square Feet: 161,076 SF

Zoning: Zoned I-MX-5

Land: Flat Topography

Fencing: Fully Paved, Fenced, and Lighted



3.69

TOTAL LOT ACREAGE



1

3

- 1 Downtown Denver
- 2 Martin Luther King Jr. Park & Recreation
- 3 Park Hill/Central Park Neighborhood
- 4 Rocky Mountain Arsenal National Wildlife Refuge
- 5 Retail & Dining Options

2

4

5

7070 SMITH RD.

POPLAR ST

SMITH RD



TRANSPORTATION & ACCESSIBILITY



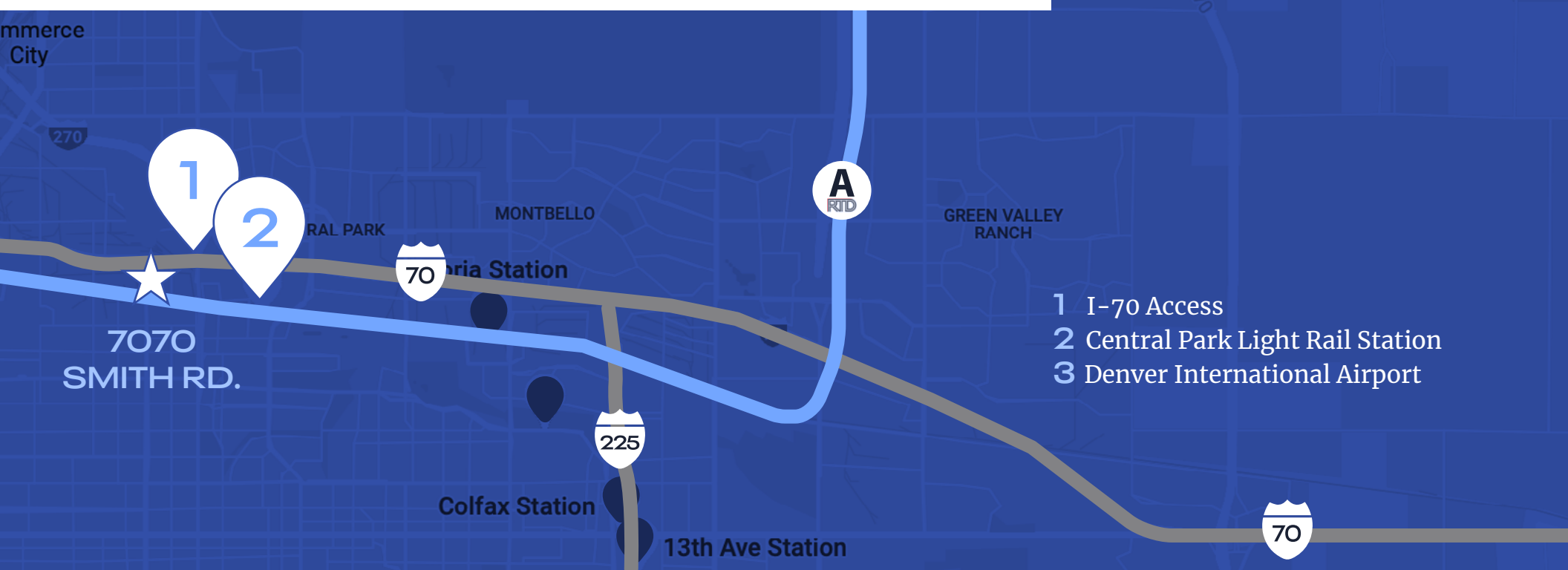
By Train

7070 Smith Rd. is about 0.7mi or a 17-minute walk from the Central Park Station Rail & Bus Terminal on the RTD A Line, a commuter rail line that offers a quick 25-minute commute to Denver International Airport and convenient connections at Union Station within 15 minutes.



By Car

The property's location offers almost immediate access to I-70 via the Quebec Street exit, which lies roughly halfway between the I-70/I-25 and I-70/I-225 junctions, making it central and practical for commuters coming from any direction in the Denver Metro.



- 1 I-70 Access
- 2 Central Park Light Rail Station
- 3 Denver International Airport

NEARBY AMENITIES

7070 Smith Road is located adjacent to the Park Hill & Central Park neighborhoods. The site provides close access to retail, grocery, dining, and entertainment amenities within a 1-2 mile radius.

A few of the amenities include: The Home Depot, Walmart, Sam's Club, Sprouts, The Renaissance Hotel, and Martin Luther King Jr. Park and Recreation Center.

Demographics	1 Mile	2 Mile	3 Mile
Population	9,367	45,858	122,501
Median Age	35.3	36.1	35.3
Median Home Value (2022)	\$444,090	\$541,382	\$495,752
Households (2022)	3,386	17,130	44,223
Owner Occupied	2,313	12,580	27,765
Renter Occupied	1,457	6,492	20,663
Average Household Income	\$119,296	\$134,031	\$112,346
Median Household Income	\$89,427	\$106,935	\$82,646

