

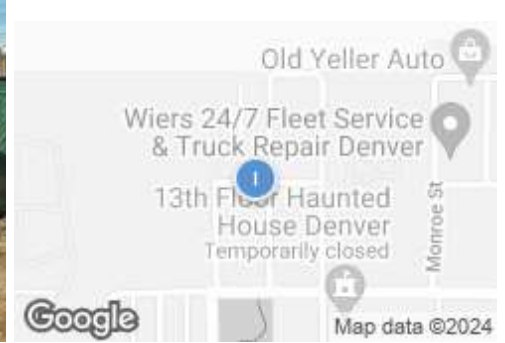
## Industrial Building with Lot

5281 Adams Street, Denver, CO, 80216

Industrial: Warehouse/Office For Sale

Prepared on April 19, 2024

1 of 1 Listings



### Listing Details | Industrial For Sale

Total Available Space	<b>Unknown</b>	Listing ID	<b>39803824</b>
Asking Price	<b>\$1,300,000</b>	Electric Service	-
Listing Price Per SF	<b>\$572.44</b>	Ceiling Height	-
Cap Rate (Actual)	-	Dock High Doors	<b>Not present</b>
Possession	<b>Funding of Sale + 30-60 Days</b>	Grade Level Doors	<b>3; 16'x14', 10'x14' and 10'x12'</b>
Show Instructions	<b>Call broker</b>	GLD Description	<b>16'x14', 10'x14' and 10'x12'</b>
Vacant	<b>No</b>	Owner Occupied	<b>Yes</b>
Available Date	<b>Now</b>	Parking Spaces	-
Days On Market	<b>56 days</b>	Water	-
Date Listed	<b>2/23/2024</b>	Sanitary Sewer	-
Last Modified	<b>4/16/2024</b>		

### Description

LETS GET IT SOLD...New Price! Rare smaller Shop Building with Industrial I-A Zoning. Currently the site is a custom wood Millwork operation manufacturing bespoke trim, rails, tongue and groove, shiplap siding, historic architectural restoration components, etc. Free standing 2,271 sq ft metal and block building with heavy power(3-phase 800 Amp installed 2016),two suspended Natural Gas Ceiling Heaters,1/4 Bath, three rollup doors (16'x14', 10'x14' and 10'x12') fully fenced, commercial gates, .29 Acres / 12,748 SqFt. lot with level topography, space for parking & outdoor storage, 100 ft Frontage along Adams St., Located in Denver County with proximity to Commerce City and RiNo, There is a mix of Industrial, Commercial and Residential use in the area. Great access to I-70 and I-270 Highways & Truck Routes. The listing an assemblage of 3 Lots: 5281 Adams,5283 Adams and 5285 Adams. I-A zoning allows for many Industrial uses. Check with Denver Planning Dept. to confirm this property works for your needs. Attn: Craftsmen & Artisans-Seller will also sell the Millwork business, equipment and goodwill. Terms negotiated separately. Attn: Investors-Seller will also consider a lease back scenario. Listing is for Real Estate only. Business Sale or Lease-Back agreement will be negotiated separately with the Seller's Business Broker or Attorney outside of the Real Estate transaction. Call for details. Be sure to view the Drone Tour. Lots at 5283 and 5285 are currently rented month to month for parking. No Reports or Surveys. Exclusions: All equipment, tools, supplies, vehicles and personal property and business FF&E, Conex Storage Unit is Negotiable. Listing Agents must be present for all showings. Do not walk property without appointment. Industrial environment: Noise, Dust and Machinery. Buyer to verify all including total square footage, zoning, & allowed use. Cash or Hard Money preferred. Do not miss this opportunity...Call today!

## Property Features

### Location Details

Address	<b>5281 Adams Street, Denver, CO, 80216</b>	Parcels	<b>0213107016000</b>
Zoning	<b>I-A</b>	In Opportunity Zone	<b>Yes</b>
Submarket	<b>CO - Denver North Central</b>	Name	<b>5281 Adams St</b>
County	<b>Denver</b>		

### Building Details

Sub Type	<b>Warehouse/Office</b>	Yard	<b>-</b>
Building Status	<b>Existing</b>	Electricity	<b>-</b>
Building Size	<b>2,271 SF</b>	Ceiling Height	<b>-</b>
Land Size	<b>0.29 Acres / 12,632 SF</b>	Dock High Doors	<b>Not present</b>
Number of Buildings	<b>1</b>	Grade Level Doors	<b>3</b>
Number of Floors	<b>1</b>	Rail Doors	<b>Not present</b>
Year Built	<b>1974</b>	Sprinklers	<b>-</b>
Primary Constr. Type	<b>Steel</b>	In Opportunity Zone	<b>Yes</b>
Occupancy Type	<b>Single Tenant</b>	Floor Size	<b>2,663 SF</b>
Percent Occupied	<b>100%</b>		

### Property Listings

1 Listing | --- | \$1,300,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Commer...	-	-	\$1,300,000	Now	-	3 GD	-	-	800 AmpsA/ - /3-P...

## Additional Photos























## Contact

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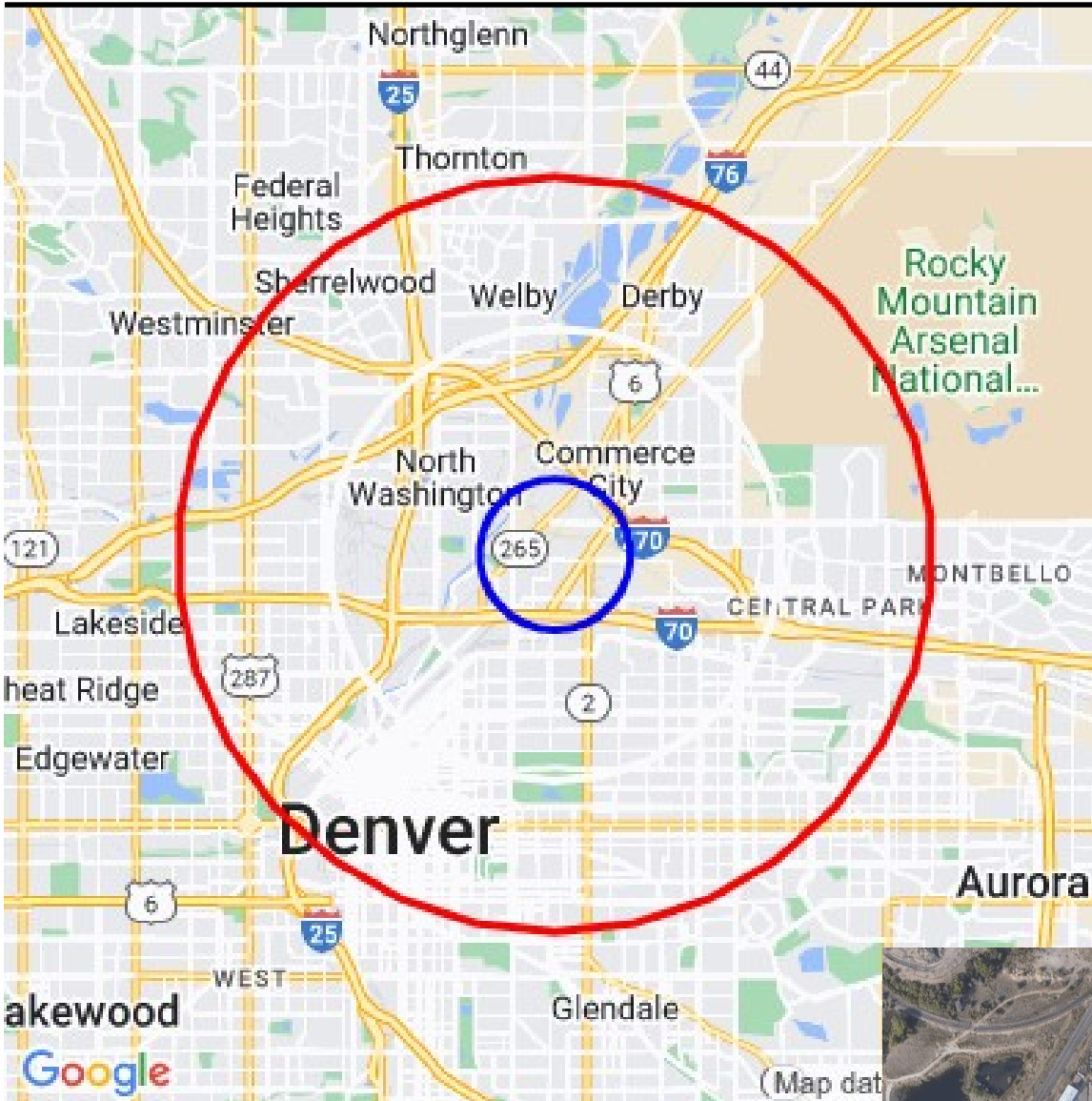


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## Demographic Report



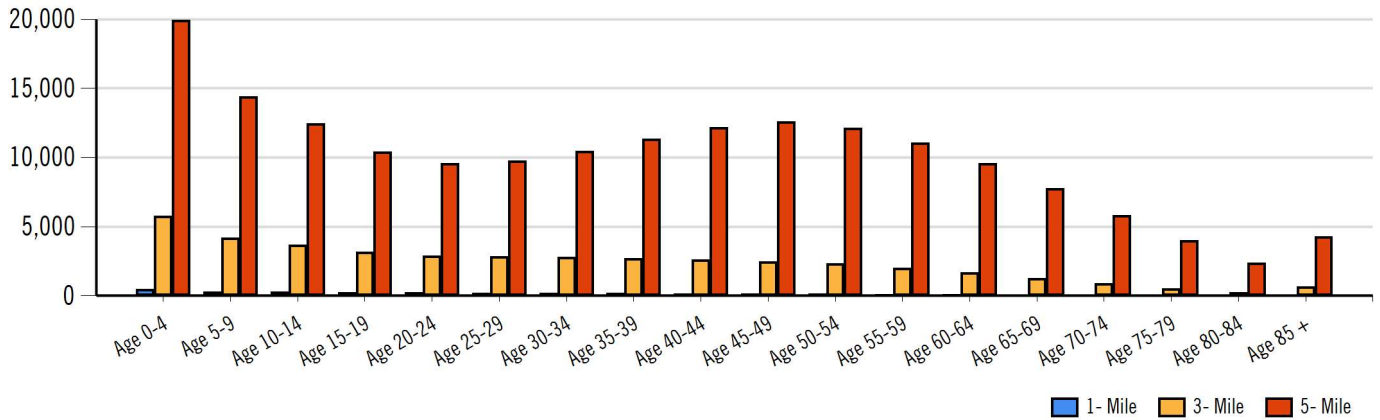
## 5281 Adams St

### Population

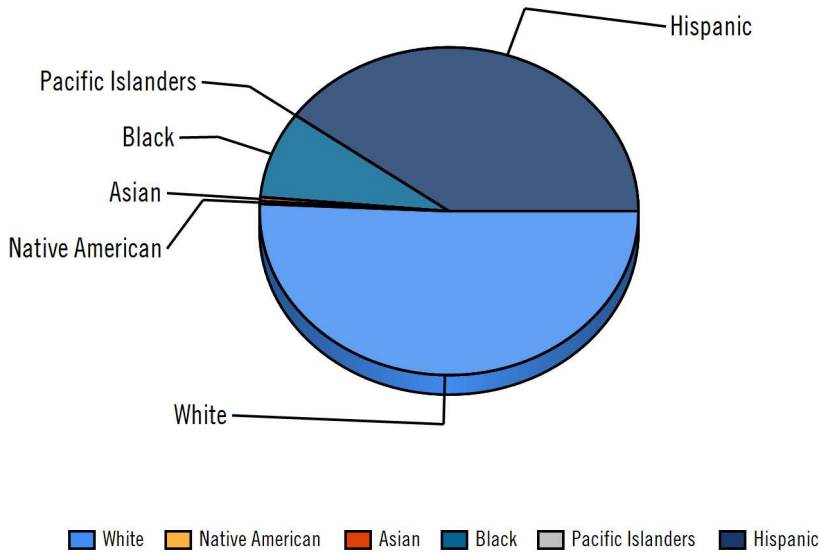
Distance	Male	Female	Total
1- Mile	1,635	1,440	3,075
3- Mile	21,708	21,253	42,962
5- Mile	91,556	88,841	180,398



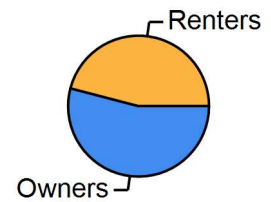
## Population by Distance and Age (2020)



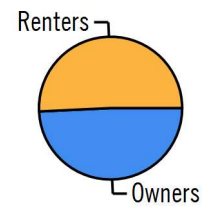
## Ethnicity within 5 miles



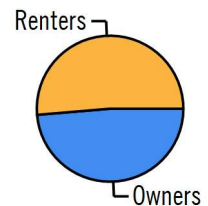
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

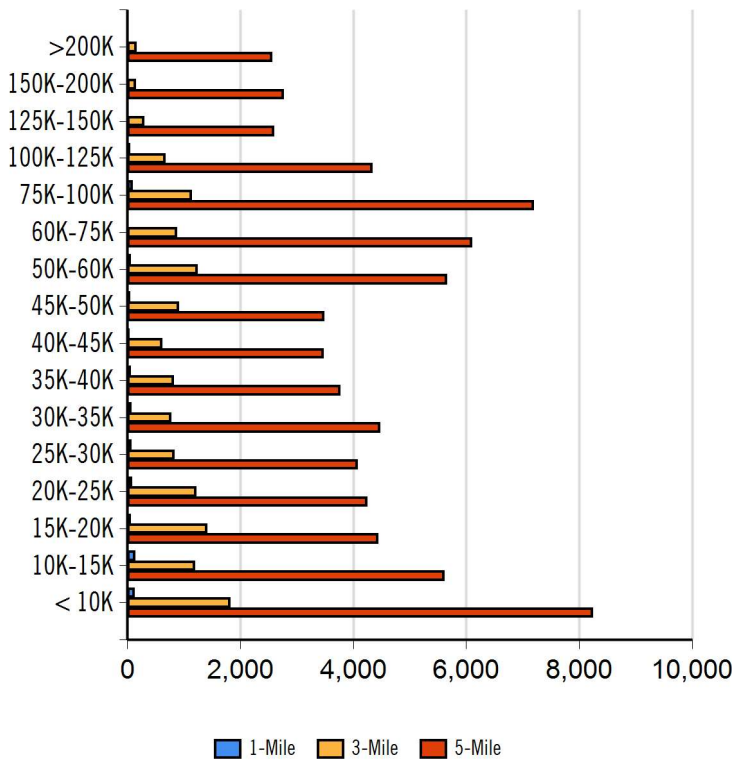
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,181	59	1.40 %
3-Mile	17,690	890	3.54 %
5-Mile	88,111	3,216	3.14 %



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	295	197	37	63	50	1	231	81	141	34	22
3-Mile	49	133	2,415	1,724	875	2,039	851	343	2,137	2,722	1,818	593	1,336
5-Mile	238	533	7,595	5,824	3,017	8,580	4,063	3,067	14,708	17,002	9,150	3,139	7,516

## Household Income



Radius	Median Household Income
1-Mile	\$32,974.50
3-Mile	\$37,773.07
5-Mile	\$50,764.50

Radius	Average Household Income
1-Mile	\$37,313.00
3-Mile	\$44,722.39
5-Mile	\$59,097.36

Radius	Aggregate Household Income
1-Mile	\$30,919,960.15
3-Mile	\$627,126,728.57
5-Mile	\$4,313,339,858.40

## Education

	1-Mile	3-mile	5-mile
Pop > 25	1,510	23,202	113,537
High School Grad	660	6,188	25,233
Some College	297	2,865	18,865
Associates	10	794	5,304
Bachelors	26	1,617	16,543
Masters	29	746	6,047
Prof. Degree	4	363	2,984
Doctorate	4	272	1,518

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	8 %	47 %	69 %
Teen's	38 %	89 %	80 %
Expensive Homes	16 %	8 %	14 %
Mobile Homes	31 %	35 %	29 %
New Homes	14 %	24 %	38 %
New Households	28 %	78 %	99 %
Military Households	0 %	2 %	5 %
Households with 4+ Cars	55 %	76 %	73 %
Public Transportation Users	31 %	174 %	187 %
Young Wealthy Households	0 %	49 %	103 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.





## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	31,712,889		558,380,905		3,242,795,045	
<b>Average annual household</b>	37,062		39,504		44,363	
<b>Food</b>	5,081	13.71 %	5,314	13.45 %	5,874	13.24 %
Food at home	3,534		3,629		3,886	
Cereals and bakery products	497		514		550	
Cereals and cereal products	178		184		197	
Bakery products	318		329		353	
Meats poultry fish and eggs	724		744		788	
Beef	166		172		183	
Pork	132		135		140	
Poultry	139		142		150	
Fish and seafood	116		118		127	
Eggs	59		61		64	
Dairy products	347		357		389	
Fruits and vegetables	699		724		781	
Fresh fruits	101		106		114	
Processed vegetables	141		144		152	
Sugar and other sweets	130		133		142	
Fats and oils	112		114		122	
Miscellaneous foods	673		684		732	
Nonalcoholic beverages	316		320		335	
Food away from home	1,547		1,685		1,987	
Alcoholic beverages	232		259		309	
<b>Housing</b>	14,187	38.28 %	14,955	37.86 %	16,290	36.72 %
Shelter	8,520		8,974		9,843	
Owned dwellings	4,495		4,861		5,611	
Mortgage interest and charges	2,186		2,374		2,797	
Property taxes	1,481		1,604		1,874	
Maintenance repairs	826		882		940	
Rented dwellings	3,520		3,533		3,478	
Other lodging	505		579		753	
Utilities fuels	3,545		3,699		3,866	
Natural gas	315		330		355	
Electricity	1,479		1,532		1,570	
Fuel oil	124		133		145	
Telephone services	1,086		1,138		1,193	
Water and other public services	539		564		600	
<b>Household operations</b>	865	2.33 %	944	2.39 %	1,079	2.43 %
Personal services	222		252		305	
Other household expenses	643		692		774	
Housekeeping supplies	491		504		553	
Laundry and cleaning supplies	145		144		152	
Other household products	272		283		316	
Postage and stationery	74		76		83	
Household furnishings	764		832		947	
Household textiles	62		65		73	
Furniture	138		164		205	
Floor coverings	16		18		23	
Major appliances	112		124		126	
Small appliances	69		74		84	
Miscellaneous	365		385		433	
<b>Apparel and services</b>	1,033	2.79 %	1,084	2.74 %	1,216	2.74 %
Men and boys	188		193		228	
Men 16 and over	152		155		185	
Boys 2 to 15	35		37		42	
Women and girls	379		402		446	



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Women 16 and over	311	329	375
Girls 2 to 15	68	72	71
Children under 2	84	83	89

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	31,712,889		558,380,905		3,242,795,045	
<b>Average annual household</b>	37,062		39,504		44,363	
<b>Transportation</b>	5,107	13.78 %	5,455	13.81 %	6,038	13.61 %
Vehicle purchases	1,091		1,161		1,369	
Cars and trucks new	522		555		685	
Cars and trucks used	542		577		651	
Gasoline and motor oil	1,762		1,846		1,958	
Other vehicle expenses	1,945		2,107		2,284	
Vehicle finance charges	121		135		150	
Maintenance and repairs	679		725		802	
Vehicle insurance	913		1,001		1,048	
Vehicle rental leases	231		245		282	
Public transportation	308		340		426	
<b>Health care</b>	2,957	7.98 %	3,126	7.91 %	3,394	7.65 %
Health insurance	1,997		2,104		2,255	
Medical services	563		606		686	
Drugs	302		315		340	
Medical supplies	94		100		111	
<b>Entertainment</b>	2,169	5.85 %	2,314	5.86 %	2,587	5.83 %
Fees and admissions	327		366		476	
Television radios	870		911		952	
Pets toys	791		844		945	
Personal care products	474		506		571	
Reading	40		44		50	
Education	815		892		1,173	
Tobacco products	402		398		393	
<b>Miscellaneous</b>	573	1.55 %	621	1.57 %	714	1.61 %
<b>Cash contributions</b>	975		1,063		1,174	
<b>Personal insurance</b>	3,012		3,468		4,574	
Life and other personal insurance	114		128		145	
Pensions and Social Security	2,898		3,340		4,428	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,249	2,486	30.93 %	733	2,291	1,624	1,625	220
3-Mile	2020	20,842	16,562	25.47 %	5,831	13,180	10,536	10,306	2,227
5-Mile	2020	93,535	76,015	22.48 %	35,225	46,948	46,370	47,165	13,409
1-Mile	2023	3,468	2,486	39.68 %	779	2,448	1,732	1,736	282
3-Mile	2023	21,954	16,562	32.60 %	6,135	13,879	11,102	10,852	2,837
5-Mile	2023	97,380	76,015	28.08 %	36,604	48,926	48,271	49,109	16,506



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5281 Adams St., Denver, CO 80216



CITY, STATE

**Denver, CO**

POPULATION

**74,066**

AVG. HH SIZE

**2.79**

MEDIAN HH INCOME

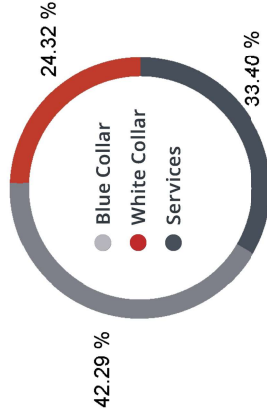
**\$44,376**

HOME OWNERSHIP

**11,304**

**13,693**

EMPLOYMENT



**42.91 %**  
Employed

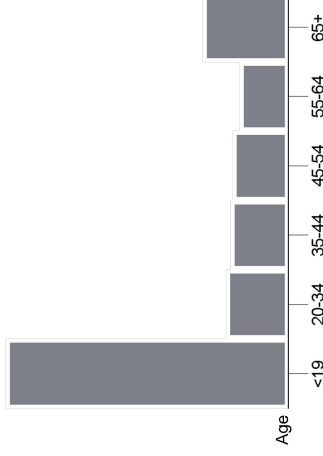
**1.89 %**  
Unemployed

GENDER & AGE



**50.17 %**

**49.83 %**



RACE & ETHNICITY

White: **28.52 %**

Asian: **0.00 %**

Native American: **0.19 %**

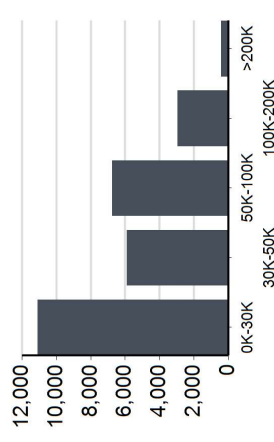
Pacific Islanders: **0.00 %**

African-American: **1.16 %**

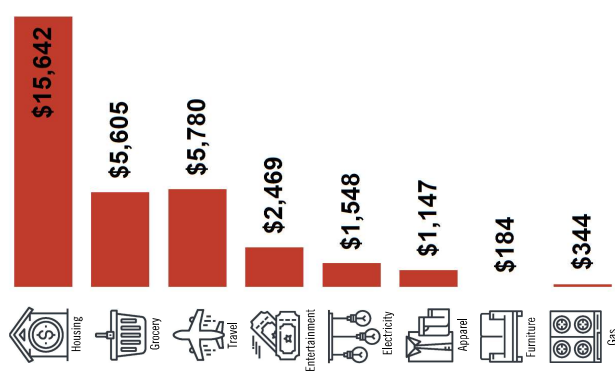
Hispanic: **47.32 %**

Two or More Races: **22.81 %**

INCOME BY HOUSEHOLD

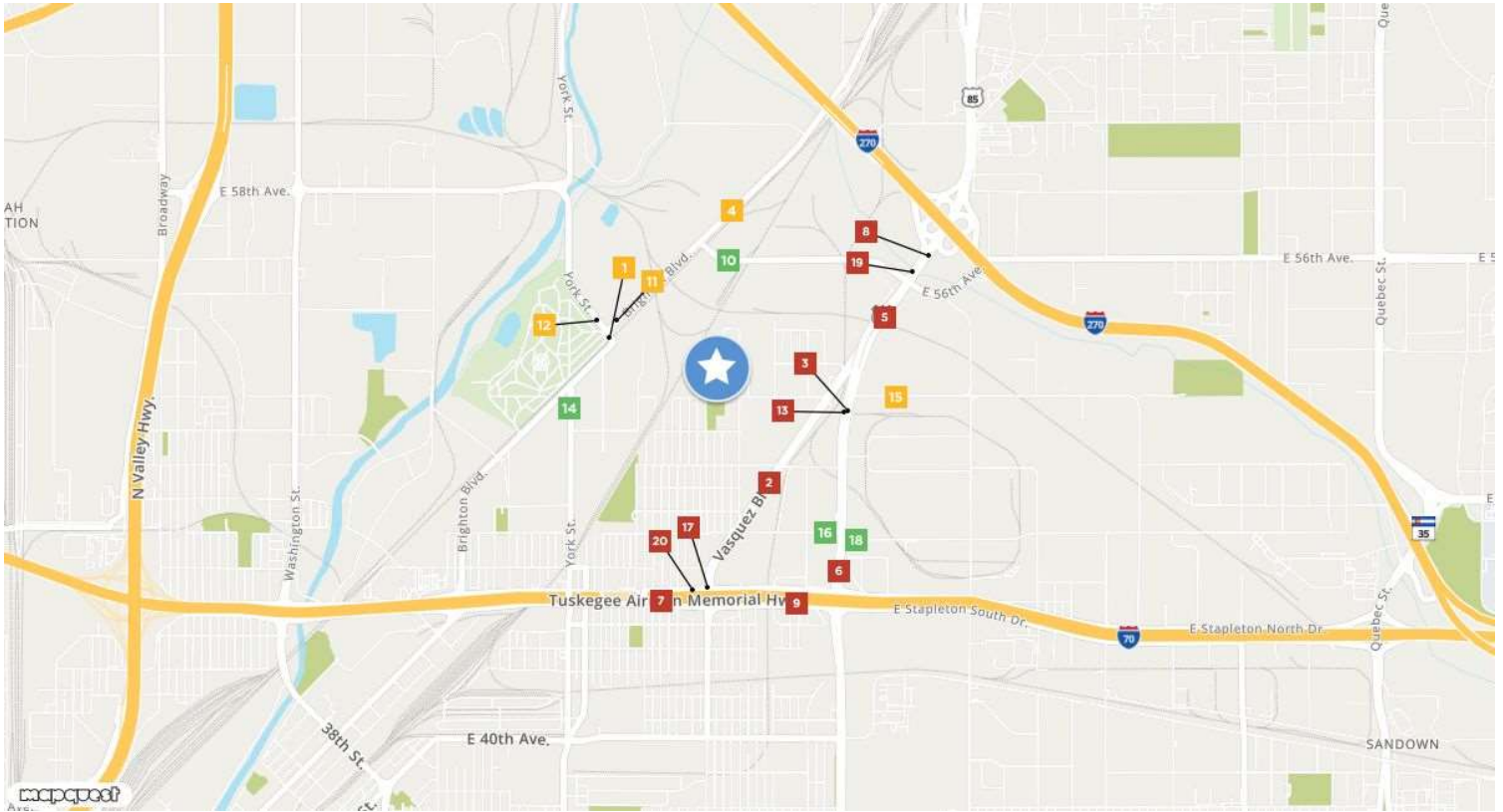


HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters claimed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

## Traffic Counts



<b>Brighton Boulevard</b> <span style="background-color: #f4a460; padding: 2px;">1</span> E Brighton Blvd Year: 2022 7,400 Year: 2021 7,495 Year: 2020 8,600	<b>Vasquez Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">2</span> E 50th Ave Year: 2022 19,000 Year: 2021 19,458 Year: 2020 18,000	<b>Colorado Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">3</span> E 52nd Ave Year: 2022 24,000 Year: 2020 22,000 Year: 2019 25,000	<b>Brighton Boulevard</b> <span style="background-color: #f4a460; padding: 2px;">4</span> I- 270 Year: 2022 7,700 Year: 2021 6,537 Year: 2019 7,000	<b>Vasquez Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">5</span> Colorado Blvd Year: 2022 39,000 Year: 2020 40,000 Year: 2019 46,000
<b>Colorado Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">6</span> E 48th Ave Year: 2022 29,000 Year: 2021 54,018 Year: 2017 32,728	<b>Tuskegee Airmen Memorial</b> <span style="background-color: #800000; color: white; padding: 2px;">7</span> Steele St Year: 2022 158,000 Year: 2002 118,400 Year: 1996 113,800	<b>Vasquez Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">8</span> Vasquez Blvd Year: 2022 51,000 Year: 2020 45,000 Year: 2019 53,000	<b>I- 70</b> <span style="background-color: #800000; color: white; padding: 2px;">9</span> Year: 2022 140,000 Year: 2021 140,044 Year: 2020 123,000	<b>East 56th Avenue</b> <span style="background-color: #008000; color: white; padding: 2px;">10</span> Brighton Blvd Year: 2021 3,737 Year: 2019 3,800 Year: 2016 4,217
<b>Brighton Boulevard</b> <span style="background-color: #f4a460; padding: 2px;">11</span> Saurini Blvd Year: 2021 7,796 Year: 2016 6,744 Year: 2015 5,039	<b>York Street</b> <span style="background-color: #f4a460; padding: 2px;">12</span> E 58th Ave Year: 2021 6,963 Year: 2011 7,023	<b>Colorado Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">13</span> E 50th Ave Year: 2021 24,484 Year: 2006 26,800 Year: 2003 17,160	<b>York Street</b> <span style="background-color: #008000; color: white; padding: 2px;">14</span> E 51st Ave Year: 2021 3,398 Year: 2019 3,400 Year: 2018 4,881	<b>East 52nd Avenue</b> <span style="background-color: #f4a460; padding: 2px;">15</span> Dahlia St Year: 2021 5,782 Year: 2013 3,929 Year: 2011 3,500
<b>East 48th Avenue</b> <span style="background-color: #008000; color: white; padding: 2px;">16</span> E 46th Ave Year: 2021 4,230 Year: 2019 4,135 Year: 2013 3,612	<b>Vasquez Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">17</span> Colorado Blvd Year: 2021 18,495 Year: 2014 34,000 Year: 2013 33,000	<b>East 48th Avenue</b> <span style="background-color: #008000; color: white; padding: 2px;">18</span> Dahlia St Year: 2021 3,892 Year: 2009 2,443	<b>Vasquez Boulevard</b> <span style="background-color: #800000; color: white; padding: 2px;">19</span> E 72nd Ave Year: 2021 50,537 Year: 2019 30,834	<b>East 46th North Avenue</b> <span style="background-color: #800000; color: white; padding: 2px;">20</span> I- 70 Year: 2021 10,132 Year: 2003 11,741

