



**FOR SALE - 1330-1340 Leyden Street  
Office/Retail Building in Montclair**

**Offered at \$3,200,000 (\$209/SF)**

**Todd Snyder**  
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## EXECUTIVE SUMMARY

Located in the sought-after Montclair neighborhood, the office/retail building at 1330-1340 Leyden Street presents an excellent owner/user, investment, or redevelopment opportunity. Constructed in 1955, the majority of the building has sat vacant since 2019. Currently in shell condition, with mechanical and plumbing stubbed in, the building is ready for a new owner's vision and can accommodate a myriad of uses, including office, retail, medical office or a multifamily development. Featuring ample off-street parking, exterior signage opportunities, and outstanding visibility shadow-anchored by Safeway and King Soopers. Its advantageous location just off East Colfax Avenue ensures easy access to public transportation and a variety of local conveniences like eateries, pubs, cafes, shops, and more.



# Property Details

Building Size	15,299 Square Feet South Bldg (12,933 SF) / North Bldg (2,366 SF)
Lot Size	28,125 SF (0.65 AC)
Year Built	1955
Property Type	Office/Retail
Construction	Masonry
Stories	1
Zoning	E-MX-3
Roof	Flat (Warranty Thru 2033)
Parking	Surface Lot + Covered 43 Spaces Total (2.8 : 1,000)

## PROPERTY HIGHLIGHTS

OWNER/USER, INVESTMENT OR DEVELOPMENT OPPORTUNITY

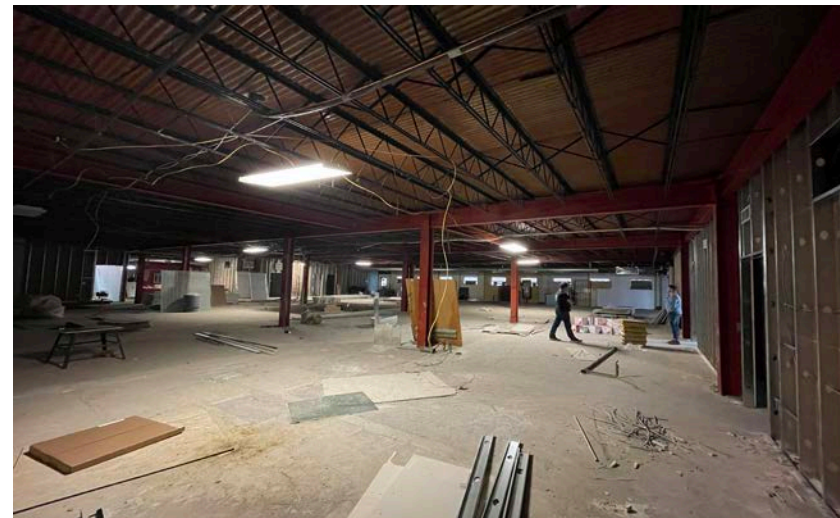
E-MX-3 ZONING ALLOWS FOR OFFICE, RETAIL, MEDICAL OFFICE OR MULTIFAMILY DEVELOPMENT

SPECTACULAR MONTCLAIR LOCATION WITH POLE & BUILDING SIGNAGE NEAR RETAIL, RESTAURANTS & MORE!

HVAC - 4 LENNOX CENTRAL HEAT FURNACES + 4 5-TON ROOF-TOP COOLING UNITS (INSTALLED 2020 - MINIMAL USAGE)

RESTROOM STUBBED IN

ARCHITECTURAL PLANS AVAILABLE FOR A 4-STORY, 77 UNIT APARTMENT BUILDING



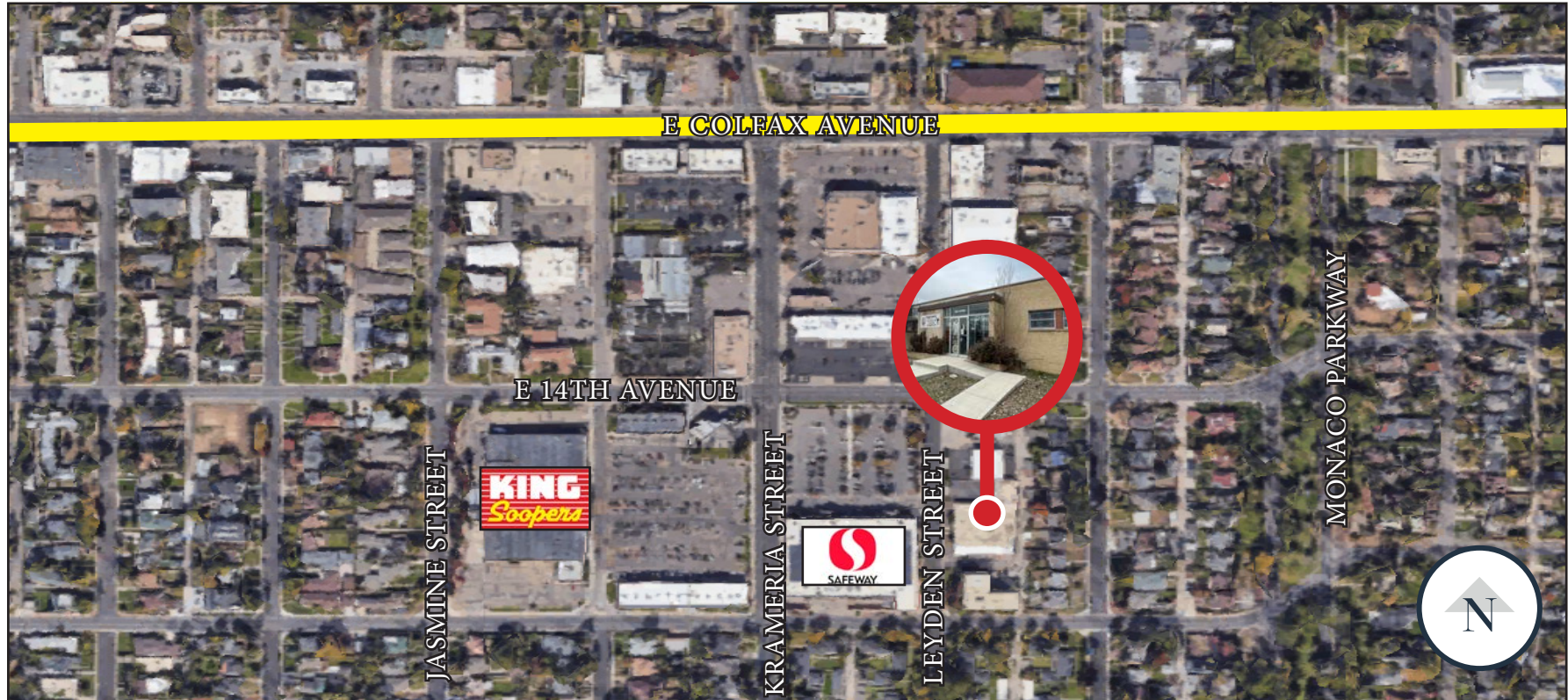


# Property Site Plan





# Area Map



## AREA HIGHLIGHTS

### DINING/BARS/COFFEE

Bertha's Baja Bistro  
Jimmy's Jersey Street Cafe  
Famous Pizza & Subs  
Abyssinia Ethiopian Restaurant  
Tessa Delicatessen  
Denver Pizza Company  
GB Fish & Chips  
QDOBA  
Starbucks  
Park Hill Hub  
Mozart's Denver  
The Abbey Tavern

### ENTERTAINMENT

Museum of Nature/Science  
Denver Zoo  
AMC 10  
9+CO District  
City Park Golf Course

### WELLNESS

45 Training  
Koko Fitclub of Denver  
Anytime Fitness  
Crossfit Park Hill  
Refresh Studios

### RETAIL/SERVICES

Safeway  
King Soopers  
Mayfair Liquors  
7-Eleven  
Conoco  
Walgreens  
City Floral Garden Center  
Denver True Value Hardware  
La Fillette Bakery  
Art Gym Denver  
The Local General  
Nail Touch Vy



# Neighborhood Info

## WALK, TRANSIT & BIKE SCORES

<b>Walk Score</b>	<b>84</b>	'Very Walkable'
<b>Bike Score</b>	<b>77</b>	'Very Bikeable'
<b>Transit Score</b>	<b>53</b>	'Good Transit'

## DEMOGRAPHICS

POPULATION 2023	1 mi	19,201
	2 mi	84,934
	3 mi	189,669
HOUSEHOLDS 2023	1 mi	8,697
	2 mi	36,893
	3 mi	84,681
AVERAGE HOUSEHOLD INCOME	1 mi	\$128,423
	2 mi	\$128,237
	3 mi	\$112,628
DAYTIME EMPLOYEES	1 mi	4,480
	2 mi	28,703
	3 mi	101,931
DAYTIME BUSINESSES	1 mi	718
	2 mi	4,039
	3 mi	12,404
TOTAL CONSUMER SPENDING	1 mi	\$335,031,219
	2 mi	\$1,391,072,487
	3 mi	\$2,900,643,693

# MONTCLAIR

Montclair, nestled in the heart of Denver, Colorado, stands as a charming and historic neighborhood renowned for its unique blend of quaint residential streets and vibrant community life. Established in the late 19th century with a vision of grandeur, Montclair has retained its elegant aura through beautifully preserved Victorian homes and lush, tree-lined avenues. This serene neighborhood is celebrated for its diverse architectural styles, from sprawling bungalows to stately Tudor homes, creating a visually appealing and eclectic environment. Residents and visitors alike enjoy the area's peaceful parks, such as Montclair Park, offering green spaces for relaxation and recreation. With its convenient location, Montclair provides easy access to Denver's bustling city center, while maintaining a tranquil suburban feel. The area boasts a rich cultural scene, including local cafes, shops, and community events, making Montclair a desirable destination for those seeking a blend of historic charm and modern living in Denver.





## Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

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**1330-1340**  
**LEYDEN STREET**  
**MONTCLAIR**



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