

215

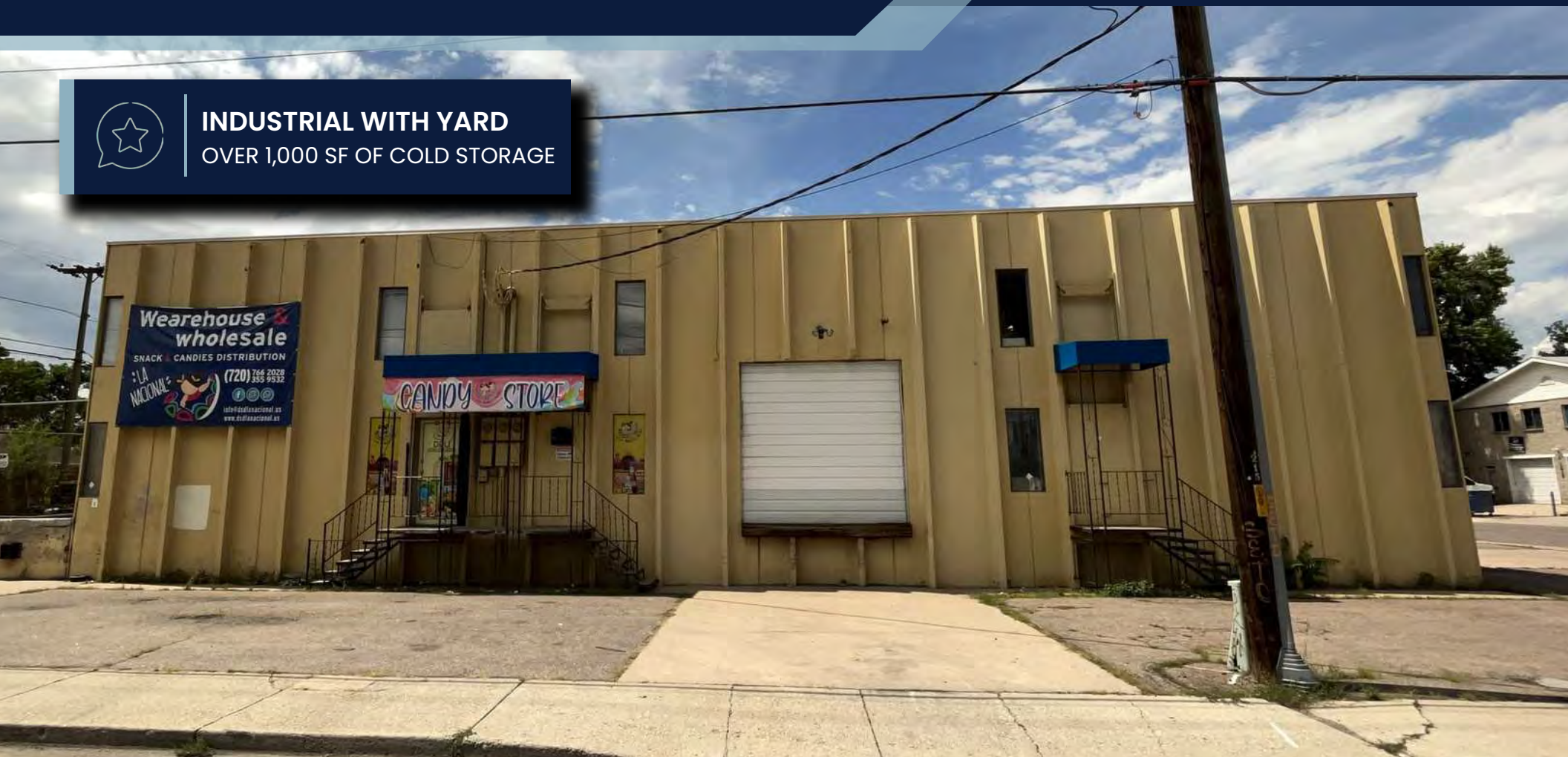
S PECOS ST

DENVER, CO 80223

LEASE RATE
\$10.00/SF NNN



INDUSTRIAL WITH YARD
OVER 1,000 SF OF COLD STORAGE



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 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Available SF	5,419 SF*
Lease Rate	\$10 SF/yr NNN
Lot Size	0.39 AC
Year Built	1976
Overhead Dock Doors	3 (12ft x10ft)
Zoning	I-MX-3
Sprinklered	No

*to be independently verified

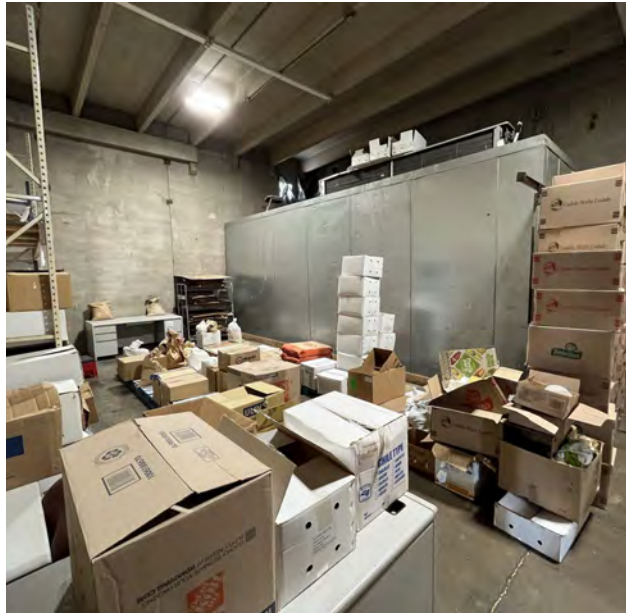
PROPERTY DESCRIPTION

In the Valverde submarket of Denver, 215 S Pecos is a large industrial warehouse with 18ft tall ceilings. Equipped with office space, 3 dock doors and a gated in yard the building is perfectly positioned for a user. There is a 1,000+ SF cold storage unit that was recently installed, which is a rarity. Additionally, the property is less than a mile drive to I-25, offering great accessibility to an industrial user.

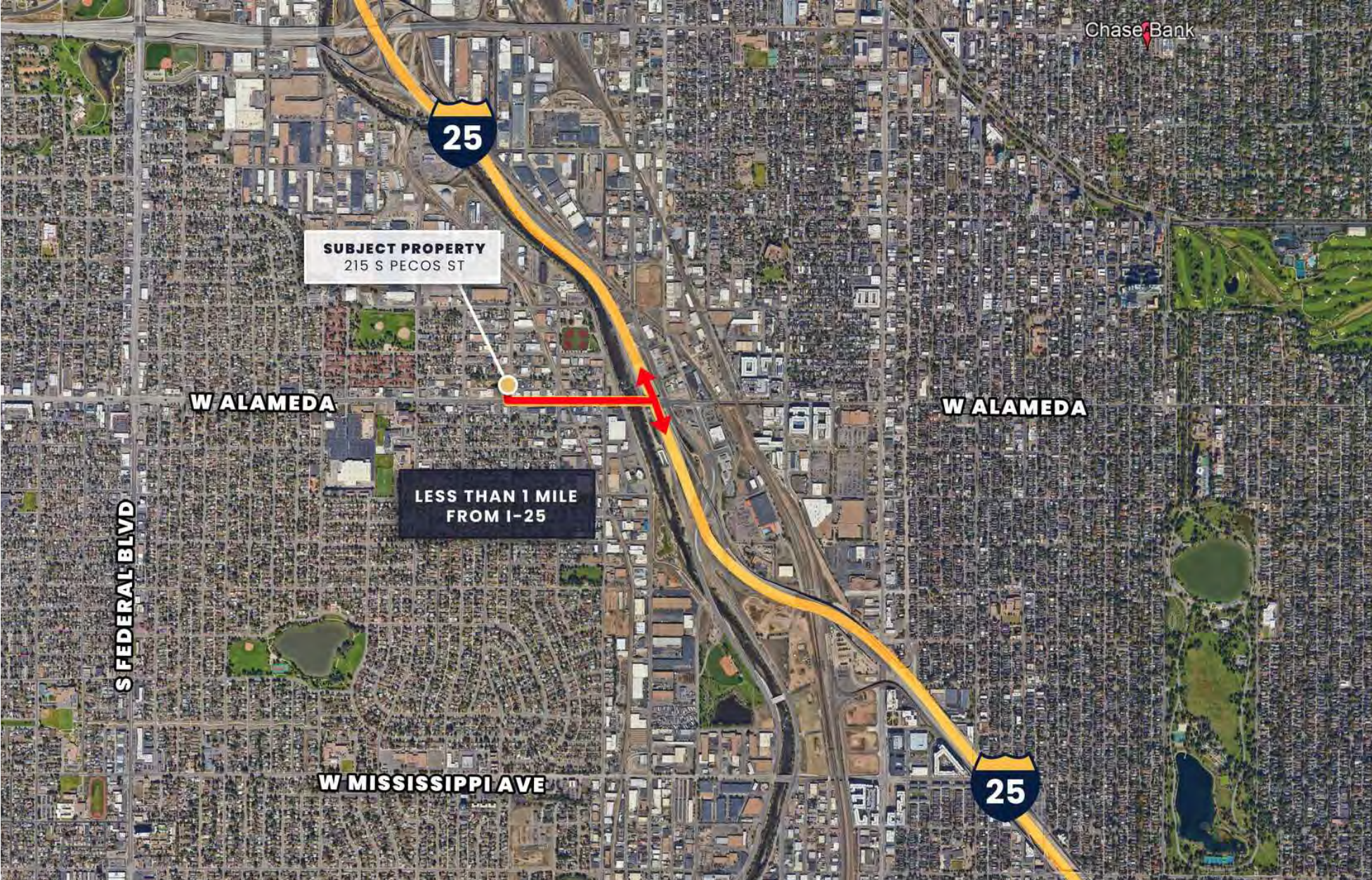
- Over 1,000 SF of Cold Storage
- Gated Yard behind Property
- Exceptional Access
- Overhead Doors – 3 Dock High
- Signage Available
- High Ceilings - 18ft



ADDITIONAL PHOTOS



LOCATION MAP



AERIAL MAP

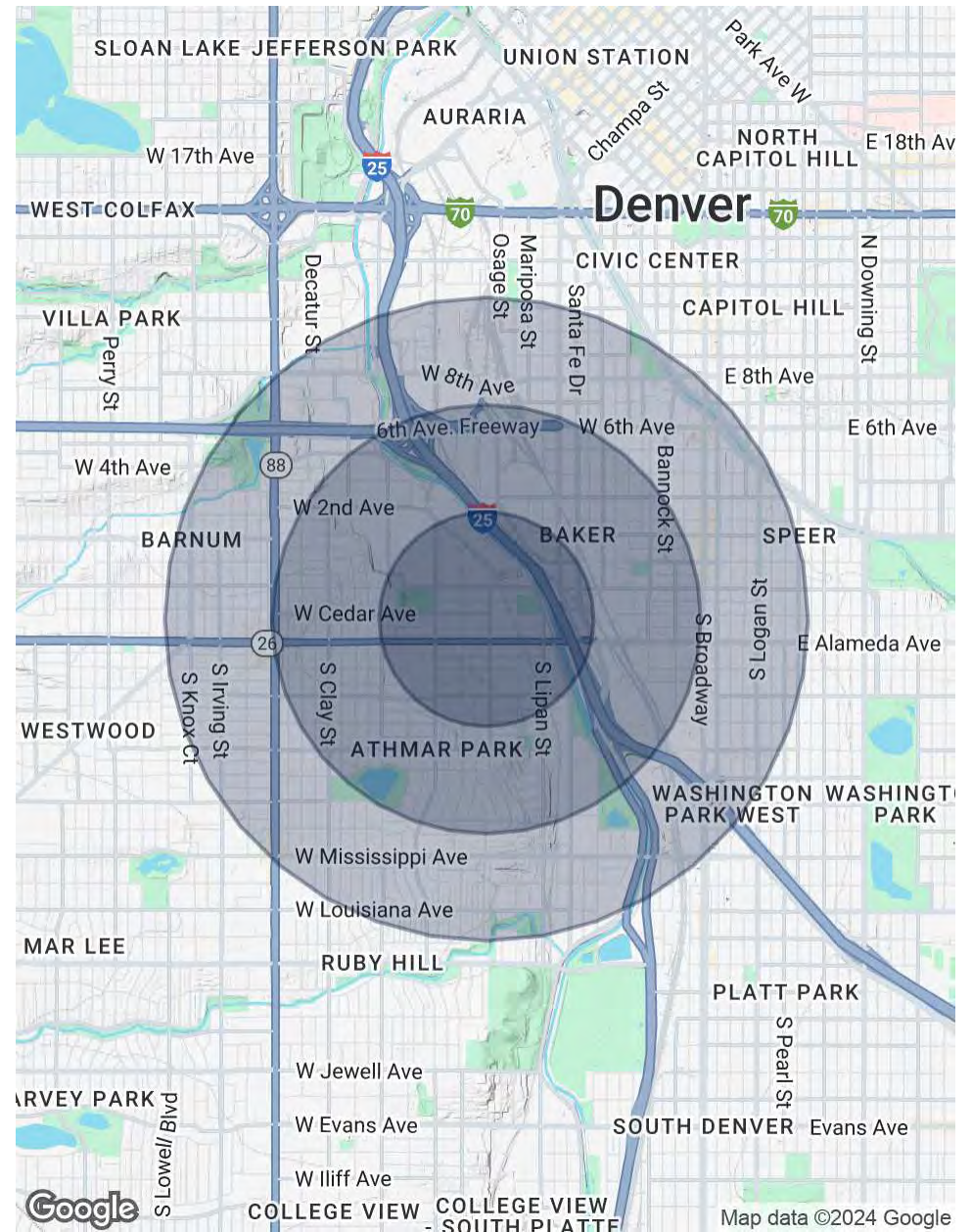


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,814	16,621	46,815
Average Age	35.4	34.8	34.5
Average Age (Male)	31.4	34.3	34.3
Average Age (Female)	43.8	36.1	35.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,024	6,120	18,799
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$57,165	\$73,028	\$70,263
Average House Value	\$318,874	\$334,169	\$338,405

2020 American Community Survey (ACS)



WHY DENVER?

Growth & Talent

- #1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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