

FOR SALE

\$3,500,000

INDUSTRIAL / REDEVELOPMENT OPPORTUNITY



2050 and 2070 W 7th Avenue, Denver, CO 80204

For more information:

JEFF GEMAN

303 669 0074

jeff@malmancre.com

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Property Highlights

- » Close Proximity To The New Denver Broncos Stadium Development Project
- » Potential For Redevelopment
- » 3 Dock High Doors
- » Large Storage Space
- » Heavy Power
- » 18 ft+ Clear Height
- » Covered Land Play
- » Ability To Lease Up And Create More Cash Flow
- » Warehouse Space
- » 6 Parking Spaces

Location Amenities

- » Street parking
- » Light rail
- » Close Proximity To 6th Ave and Major Interstates I-25 & I-70



Property Details

Address	2050 W 7th Ave Denver, CO
Building	13,279 SF
Land	19,901 SF
Zoning	I-A
Taxes (2025)	\$35,522.42

Address	2070 W 7th Ave Denver, CO
Building	1,824 SF
Land	5,001 SF
Zoning	I-A
Taxes (2025)	\$4,433.83

Sale Price: \$3,500,000

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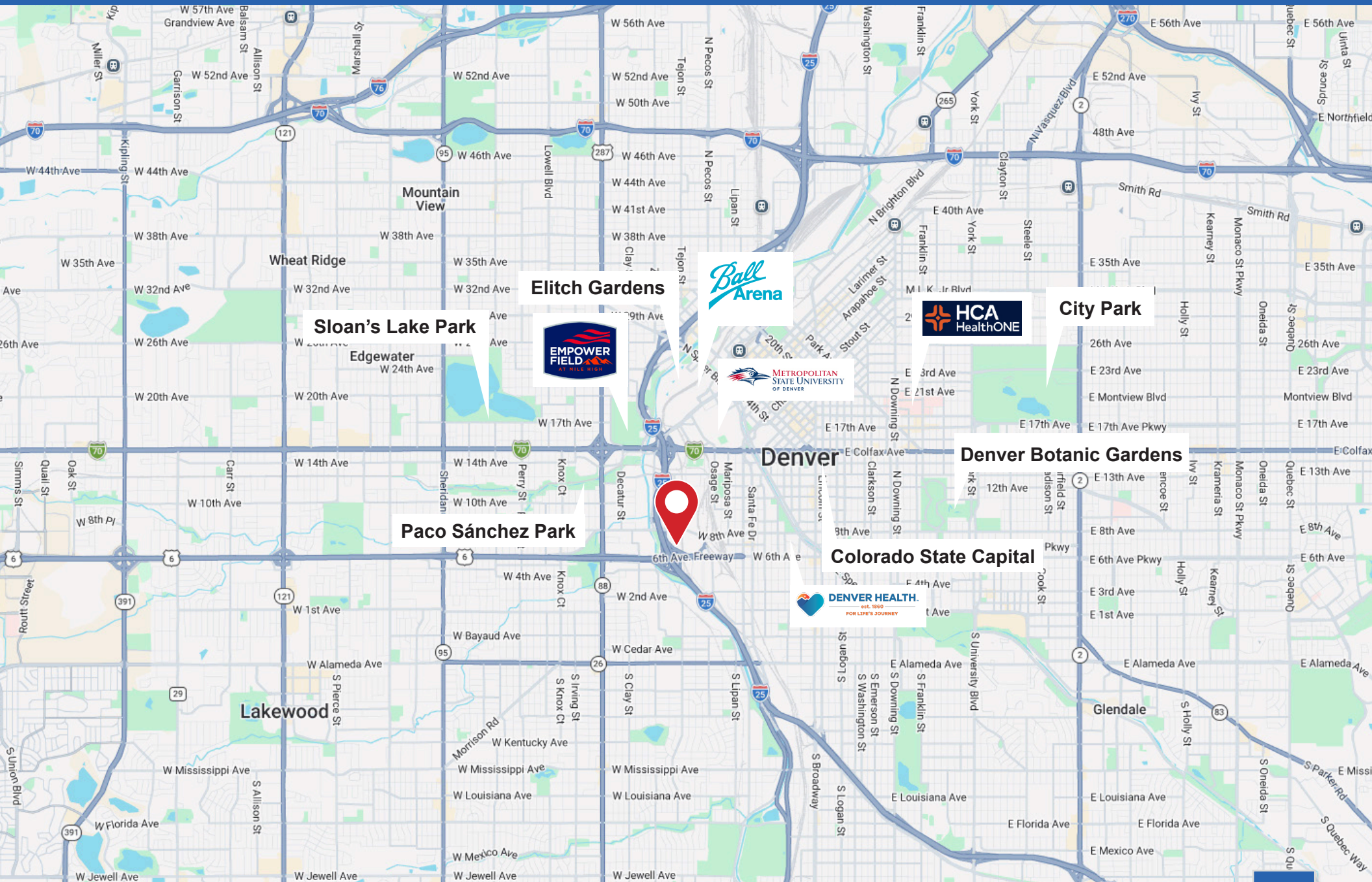
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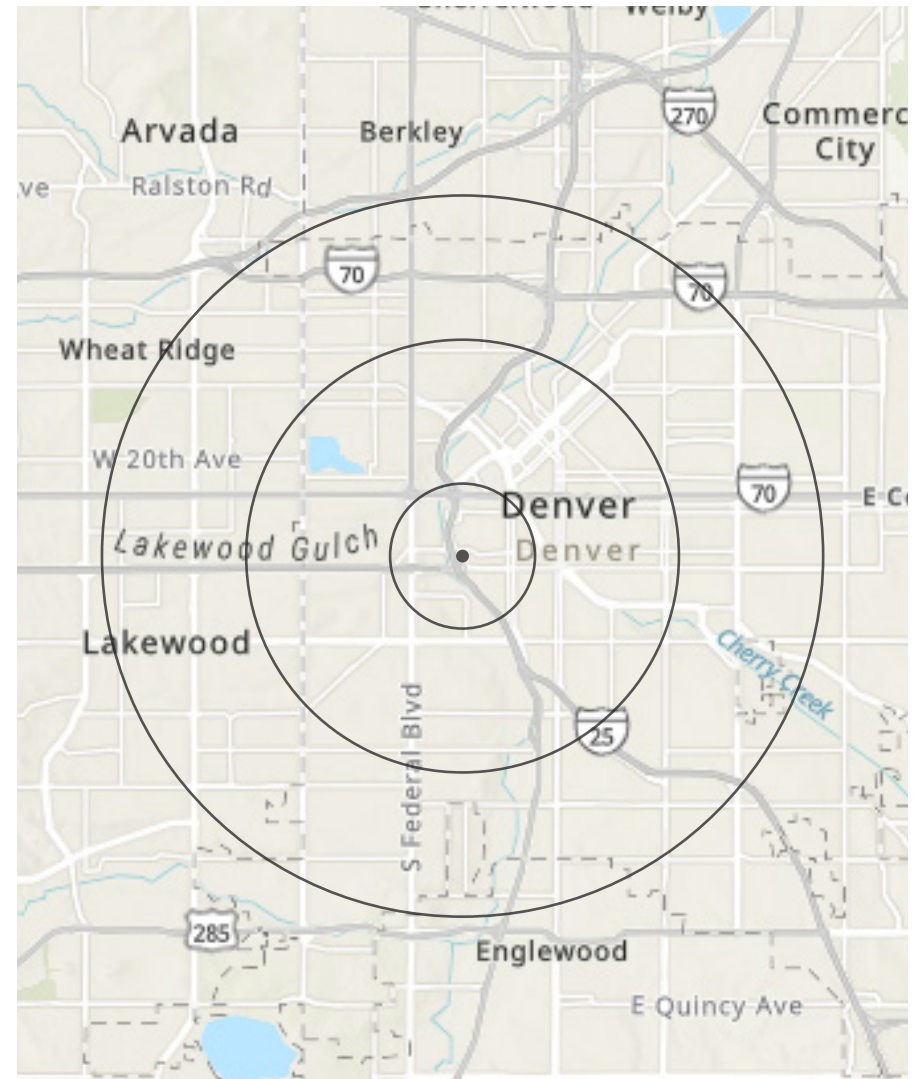
Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	11,522	250,578	513,525
Population (2025)	13,053	272,422	545,729
2025-2030 Annual Rate	5.50%	1.53%	1.11%

Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	5,185	126,539	239,653
Total Households (2025)	5,881	138,769	255,958
2025-2030 Annual Rate	5.11%	1.59%	1.17%

Median Household Income	\$70,652	\$97,174	\$98,589
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Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	24,588	225,442	374,032



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Meet the Broker



JEFF GEMAN **Broker Associate**

Jeff joined Malman Real Estate in October of 2024 focusing on the industrial, retail, office and land sectors of the commercial real estate industry.

Prior to joining Malman RE, Jeff spent 11 years in the supply chain management industry, where he developed exceptional client and customer relationships that will translate well into his new role.

Jeff's passion for real estate comes from a rich family history in the franchising business, where he has been instrumental in growing small brands into large scale corporations.

Jeff is a proud Colorado native who holds a Business Management degree from the University of Colorado.

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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial

or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for

financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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