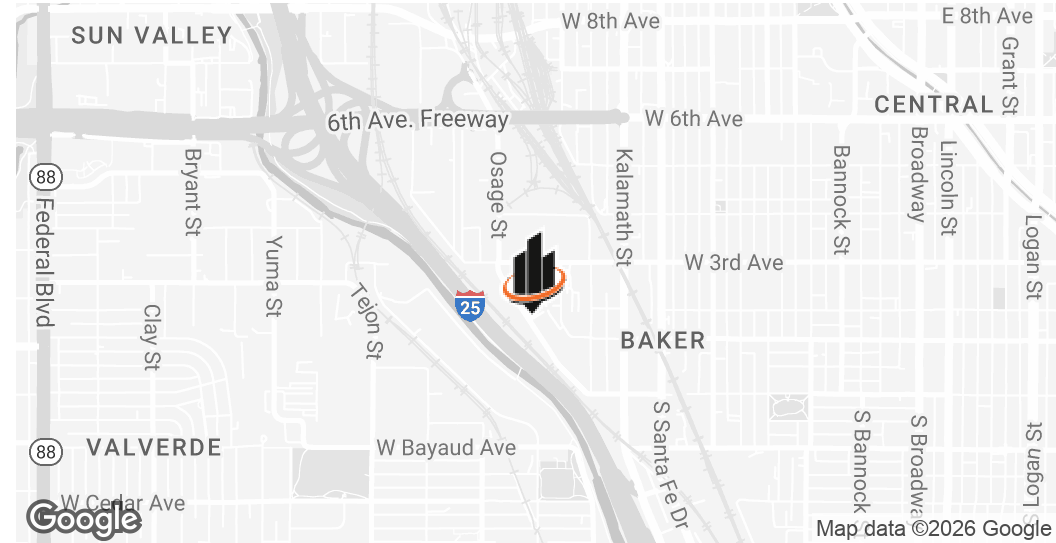




# Prime Central Denver Industrial with Secure Yard

**For Sale or Lease**

150 Rio Grande Blvd, Denver, CO 80223



## OFFERING SUMMARY

|                       |             |
|-----------------------|-------------|
| <b>SALE PRICE:</b>    | \$3,395,000 |
| <b>PRICE / SF:</b>    | \$180.94    |
| <b>LEASE RATE:</b>    | Negotiable  |
| <b>BUILDING SIZE:</b> | 18,763 SF   |
| <b>LOT SIZE:</b>      | 30,056 SF   |
| <b>YEAR BUILT:</b>    | 1950        |
| <b>ZONING:</b>        | I-A         |
| <b>RE TAXES 2024:</b> | \$58,127.14 |

## PROPERTY OVERVIEW

SVN Denver Commercial Real Estate is pleased to offer 150 Rio Grande Blvd. At nearly 19,000/sf, this prime industrial building in the heart of Denver is for sale or lease. The property offers excellent access to Downtown and the Denver Metro via I-25 and 6th Avenue, making it ideal for manufacturing, showroom, or distribution users. It features a new roof with a 20-year transferable warranty, updated electrical and lighting, a secure yard with ample parking, loading capable of accommodating 53' trailers, and a bright front office highlighted by large windows and abundant natural light.

## PROPERTY HIGHLIGHTS

- Central Denver location with quick access to Downtown and Metro Region via I-25 and 6th Ave
- Recent building upgrades: new roof with 20-year transferable warranty, LED lighting, upgraded HVAC and electrical with heavy 3-phase power
- Fenced yard with secure loading and parking
- 16' clear height



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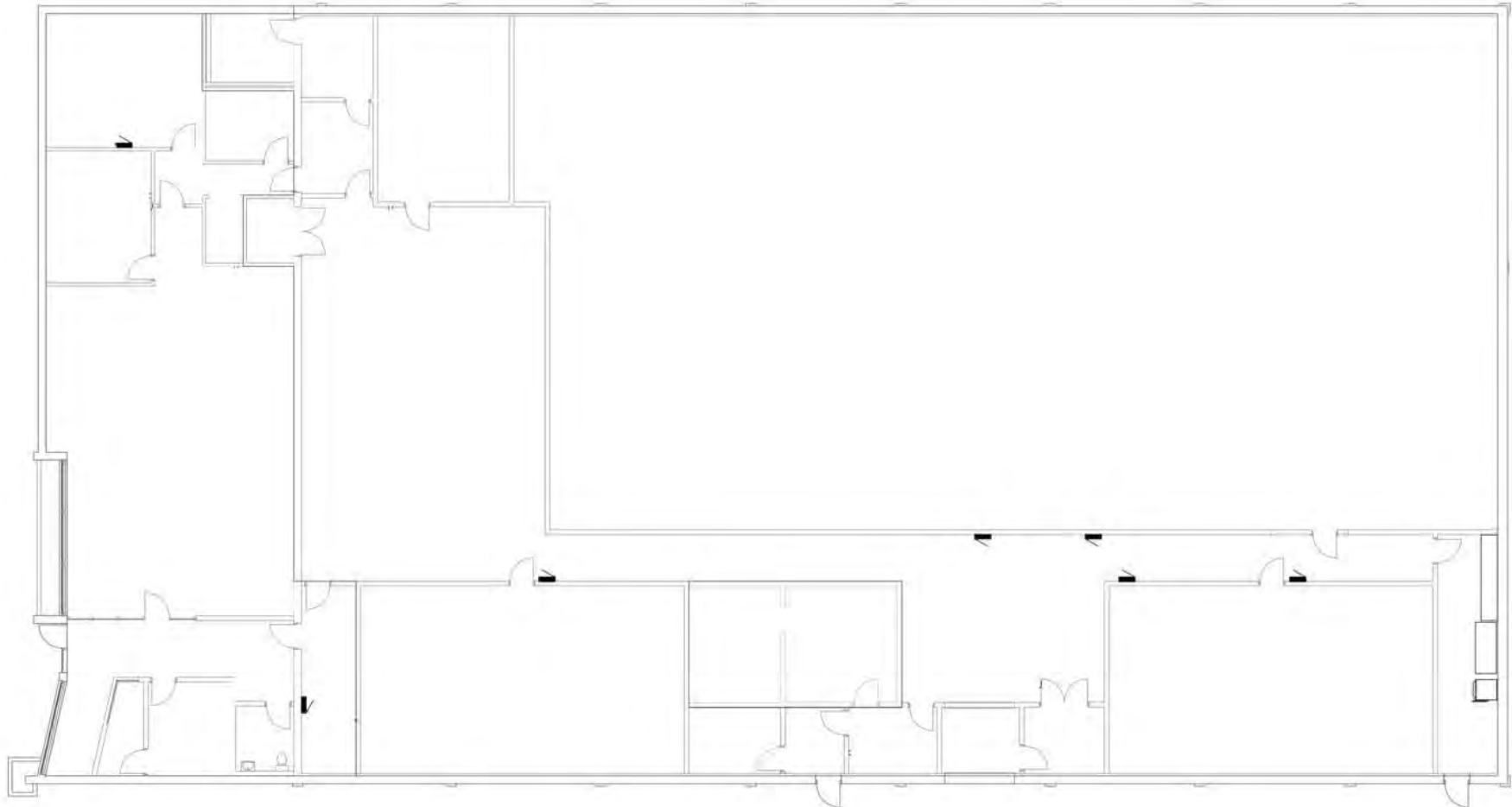




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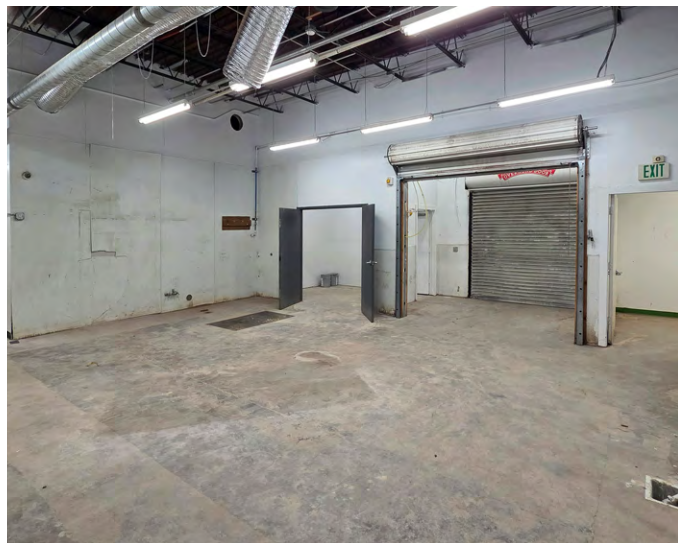
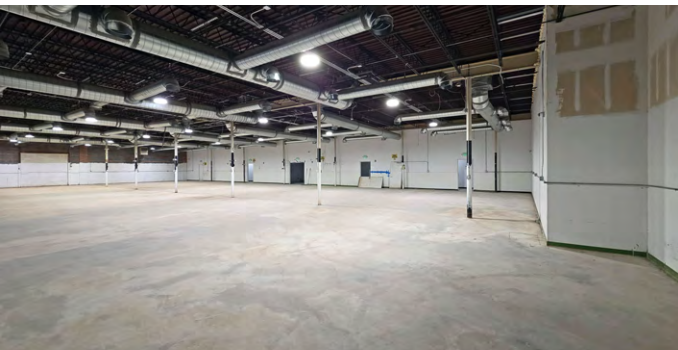
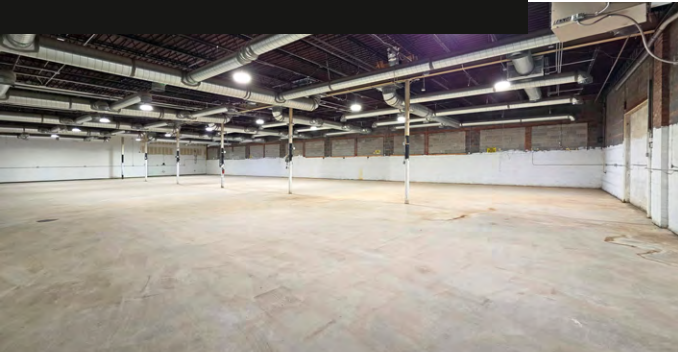




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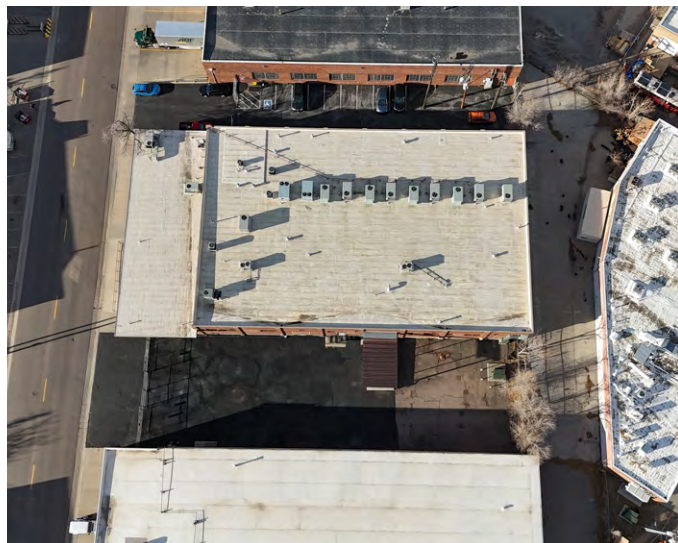




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THE RIVER MILE  
64 ACRES

BALL ARENA  
REDEVELOPMENT  
74 ACRES

LIGHTRAIL

CITY PARK

STADIUM DISTRICT  
MASTER PLAN  
38 ACRES

AURARIA CAMPUS  
MASTER PLAN  
142 ACRES

COLFAX AVE

GOLDEN  
TRIANGLE

SUN VALLEY  
REDEVELOPMENT  
233 ACRES

DENVER BOTANIC  
GARDENS

BURNHAM YARDS  
(NEW BRONCOS STADIUM)  
57 ACRES

6TH AVE

6

SUBJECT PROPERTY  
150 RIO GRANDE BLVD  
DENVER, CO

CHERRY CREEK WEST  
13 ACRES

INTERSTATE  
25

COUNTRY CLUB

ALAMEDA AVE

BROADWAY PARK  
75 ACRES

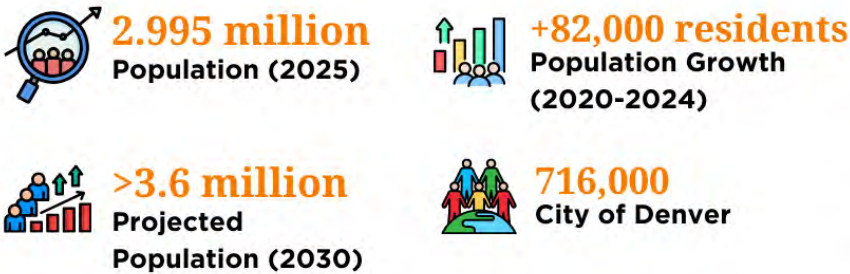
SANTA FE YARDS  
(NAT'L WOMEN'S SOCCER LEAGUE)  
14 ACRES



# Denver Regional Overview




## Denver Metro Region – Key Stats



## Income & Housing

- **Median Household Income (Denver): \$91,700**
- **Average Household Income (Denver): \$131,300**
- **Typical Home Value (Metro): \$545,800**



**Housing Affordability (2025):**  
97 work-hours/month to afford a mortgage  
↑ **94%** compared to 10 years ago

The Denver-Aurora-Lakewood Metropolitan Statistical Area—comprising the City and County of Denver, Arapahoe, Jefferson, Adams, Douglas, Broomfield, Elbert, Park, Clear Creek, and Gilpin counties—continues to demonstrate strong growth and economic vitality. As of 2025, the region’s population has reached approximately 2.995 million and is projected to surpass 3.6 million by 2030. Between 2020 and 2024, the metro added more than 82,000 residents, reflecting a 2.8% increase.

Denver itself holds a population of about 716,000, with a median household income near \$91,700 and an average household income of over \$131,000. The typical home value in the metro area is around \$545,800, though housing affordability is increasingly challenged, with homeowners now needing nearly 97 work-hours per month to meet mortgage obligations—up 94% from a decade ago.

Economic indicators remain strong. Denver International Airport contributes approximately \$47.2 billion annually to Colorado’s economy and supports more than 244,000 jobs, reinforcing the region’s global accessibility. Business activity is robust, with new entity filings in Colorado rising 7.7% year-over-year in early 2025. The state’s labor force participation rate stands at a healthy 67.8%, among the highest in the country.

Investment and revitalization efforts are gaining momentum across the region. Downtown Denver is undergoing a \$100 million transformation initiative aimed at modernizing the urban core, while eight Colorado-based companies—including Newmont, DaVita, and Arrow Electronics—earned spots on the 2025 Fortune 500 list, highlighting the region’s corporate strength and appeal.

With sustained population growth, a high-performing labor force, diverse economic sectors, and major infrastructure and redevelopment projects underway, the Denver Metro region continues to stand out as a strategic and future-focused investment destination.