

INDUSTRIAL BUILDING FOR SALE OR LEASE

3188 W ALAMEDA AVENUE • DENVER, CO

SALE PRICE: \$750,000



BLD SIZE
3,780 SF



SITE SIZE
5,619 SF



YOC 1955



ZONING
E-MX-3



LEASE RATE: \$4,000/MO MODIFIED GROSS*

*CONTACT BROKER FOR DETAILS

PROPERTY HIGHLIGHTS

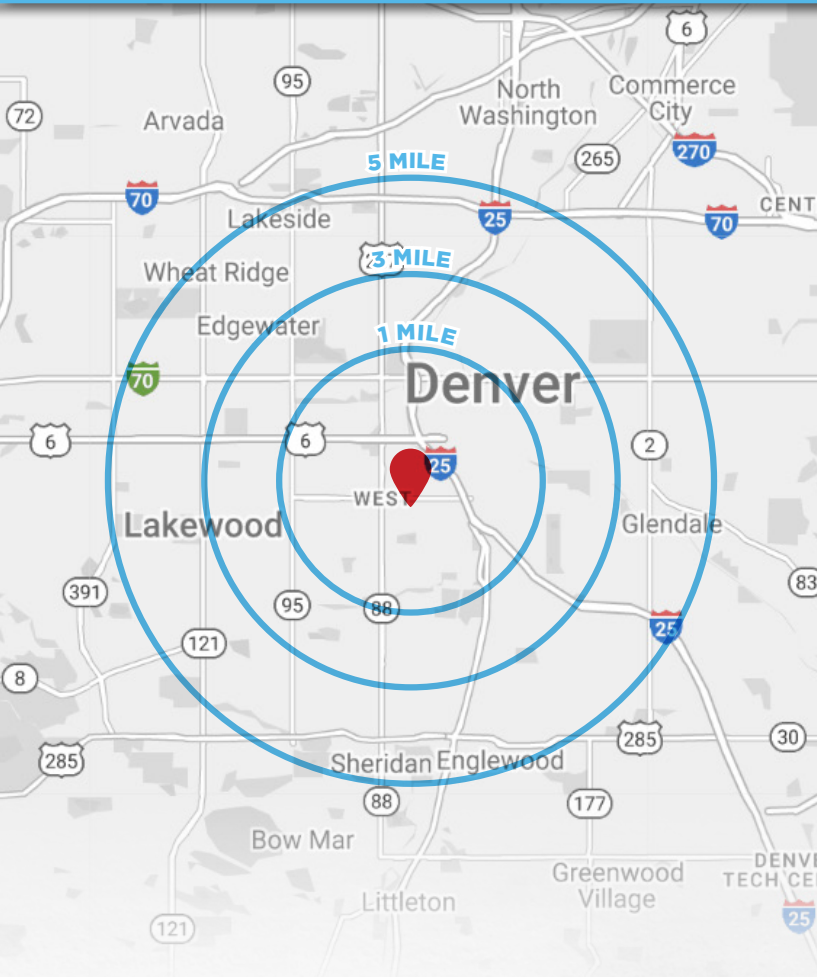
- > Free-standing Building
- > Excellent Central Denver Location
- > 50' of Frontage to Highly-Traveled Alameda Ave. at S Federal Blvd.
- > Great Showroom Space/Light Manufacturing Space
- > E-MX-3 Zoning Allowing for Large Variety of Users
- > 14' Clear Height and One Drive-In Door
- > Brand new roof installed August 2024



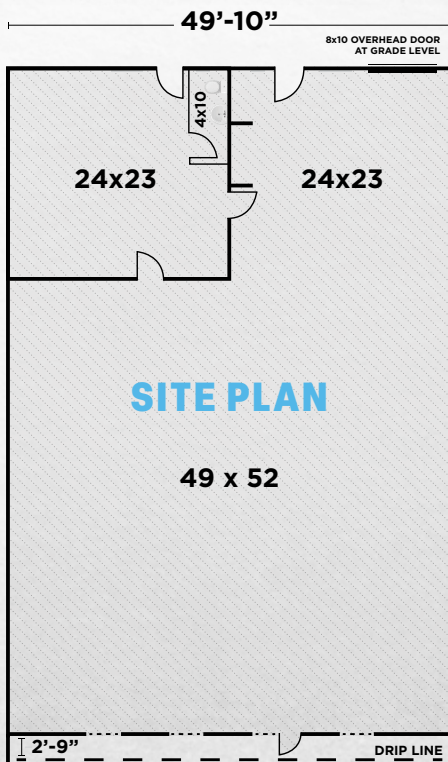
GREAT OPPORTUNITY TO RE-PURPOSE THE PROPERTY



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	1 MILE	3 MILE	5 MILES
POPULATION			
2028 Projection	24,959	210,342	526,470
2024 Estimate	24,913	203,198	509,278
Growth 2020-2025	1.0%	1.0%	1.2%
Growth 2010-2020	0.5%	1.3%	1.8%
Total Households	7,942	89,721	239,968
Median Age	33	35	37
HOUSEHOLD INCOME			
2023 Average	\$69,800	\$101,900	\$120,900
HOUSING			
Median Home Value	\$507,900	\$642,400	\$750,500
Median Year Built	1953	1959	1963
EMPLOYMENT			
Businesses	776	10,418	35,990
Employees	6,829	128,604	393,348





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DENVER CBD

