

3700-3744 S. KALAMATH STREET ENGLEWOOD, CO 80110

\$6,690,000

OFFERING MEMORANDUM



PREPARED BY:

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PROPERTY INFORMATION



PROPERTY SUMMARY

3700-3744 S. KALAMATH STREET



PROPERTY DESCRIPTION

Explore the exceptional industrial opportunity at this property, boasting a 36,202 SF building with 3 units, offering versatility and potential for a range of industrial and manufacturing uses. Renovated in 2020, the property provides modern functionality within a classic structure built in 1963. Zoned I-1, this property presents an ideal location for industrial operations in the dynamic Denver area. With its strategic positioning and excellent features, including ample space for manufacturing, warehousing, and distribution, this property is primed to meet the needs of industrial investors seeking a high-performing asset in a prime location.

PROPERTY HIGHLIGHTS

- 36,202 SF building
- 3 units
- Built in 1963
- Renovated in 2020
- Zoned I-1

OFFERING SUMMARY

Sale Price:	\$6,690,000
Number of Units:	3
Lot Size:	1.04 Acres
Building Size:	36,202 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	990	5,970
Total Population	206	1,959	12,052
Average HH Income	\$100,408	\$98,937	\$99,250

PROPERTY DESCRIPTION

3700-3744 S. KALAMATH STREET



PROPERTY DETAILS

This 36,202 SF industrial property in Denver, CO features a three-unit configuration, offering flexibility for various industrial and manufacturing operations. Built in 1963 and extensively renovated in 2020, the building blends modern functionality with enduring construction quality. Zoned I-1, it supports a broad range of industrial uses, including manufacturing, warehousing, and distribution. With ample space and a strategic location in a thriving industrial corridor, this property is a strong candidate for investors seeking a high-performing, versatile asset in Denver's competitive market.

LOCATION DESCRIPTION

Discover the vibrant Englewood neighborhood, where the property is located. Positioned in the heart of the Denver metropolitan area, this area offers easy access to major highways, Denver Tech Center, and downtown Denver. Nearby attractions like Belleview Park, Englewood Recreation Center, and Museum of Outdoor Arts provide opportunities for leisure and cultural exploration. With a variety of dining options, shopping centers, and entertainment venues in close proximity, the area balances work and play seamlessly. Invest in the future of Denver's thriving industrial market with the prime location of this property.

SITE DESCRIPTION

Property consists of three buildings connected by interior doors and walkthroughs. Each building is separately metered and capable of converting to a multi-tenant industrial property.

POWER DESCRIPTION

2000 + Amps (To be verified by an electrician)

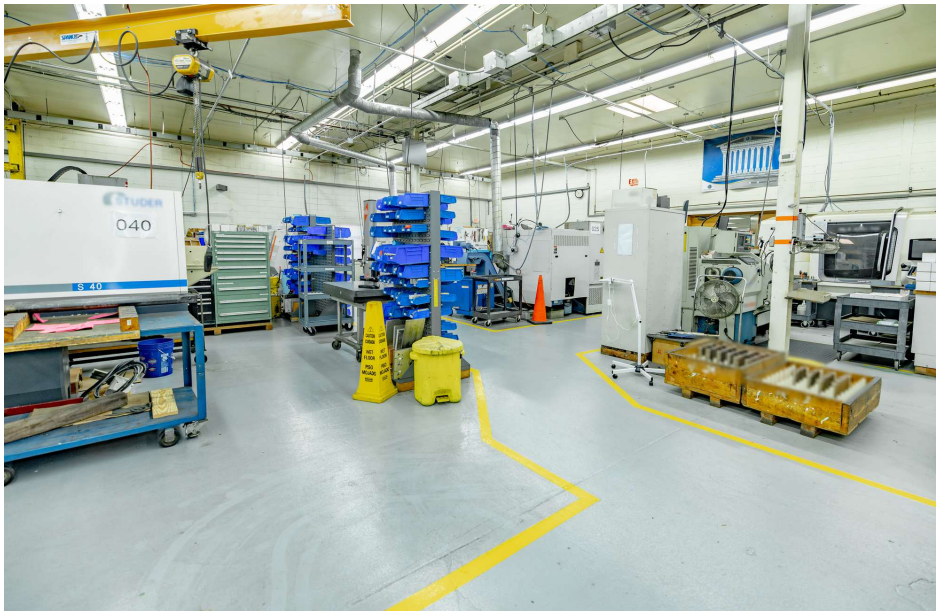
COMPLETE HIGHLIGHTS

3700-3744 S. KALAMATH STREET



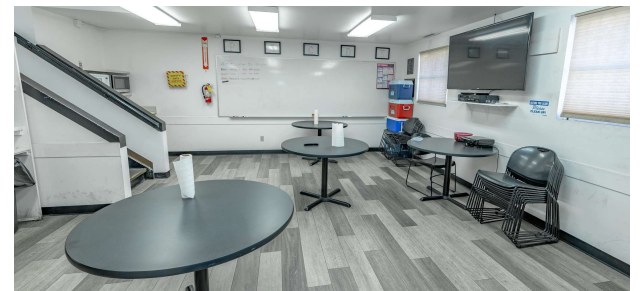
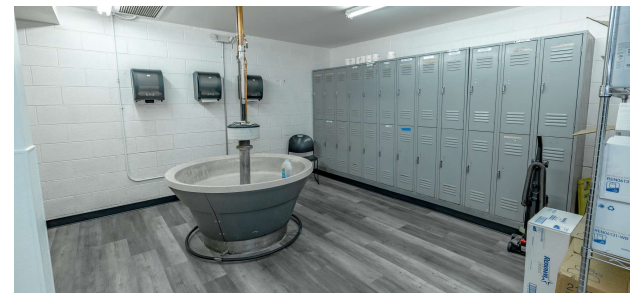
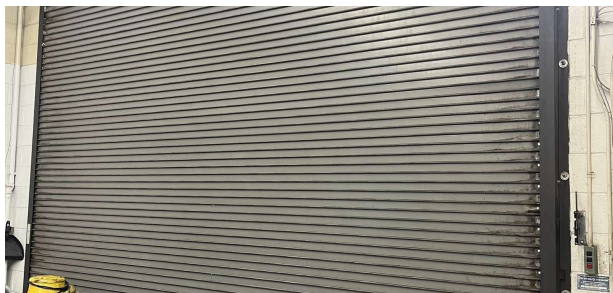
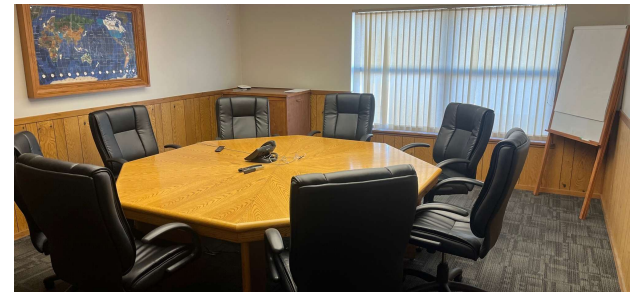
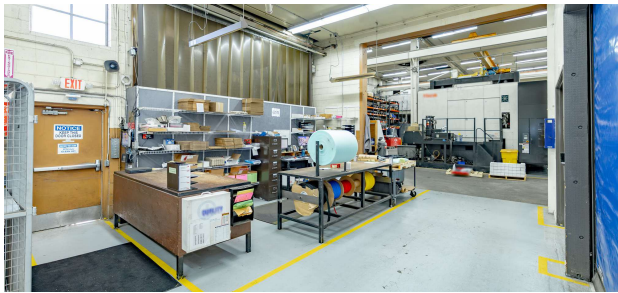
PROPERTY HIGHLIGHTS

- 36,202 SF building
- 3 units
- Built in 1963
- Renovated in 2020
- Zoned I-1
- Strategic Denver area location



ADDITIONAL PHOTOS

3700-3744 S. KALAMATH STREET

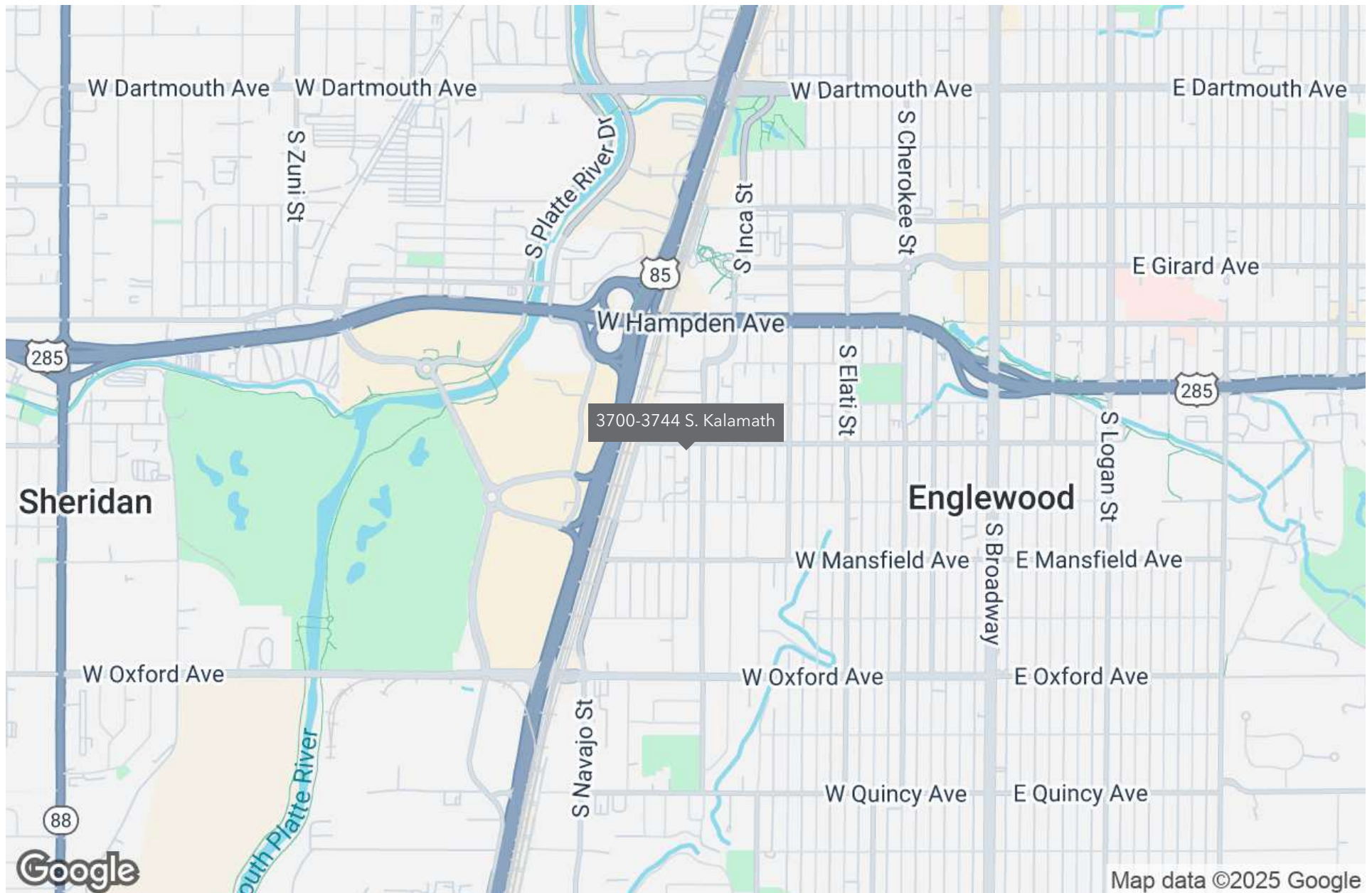


LOCATION INFORMATION



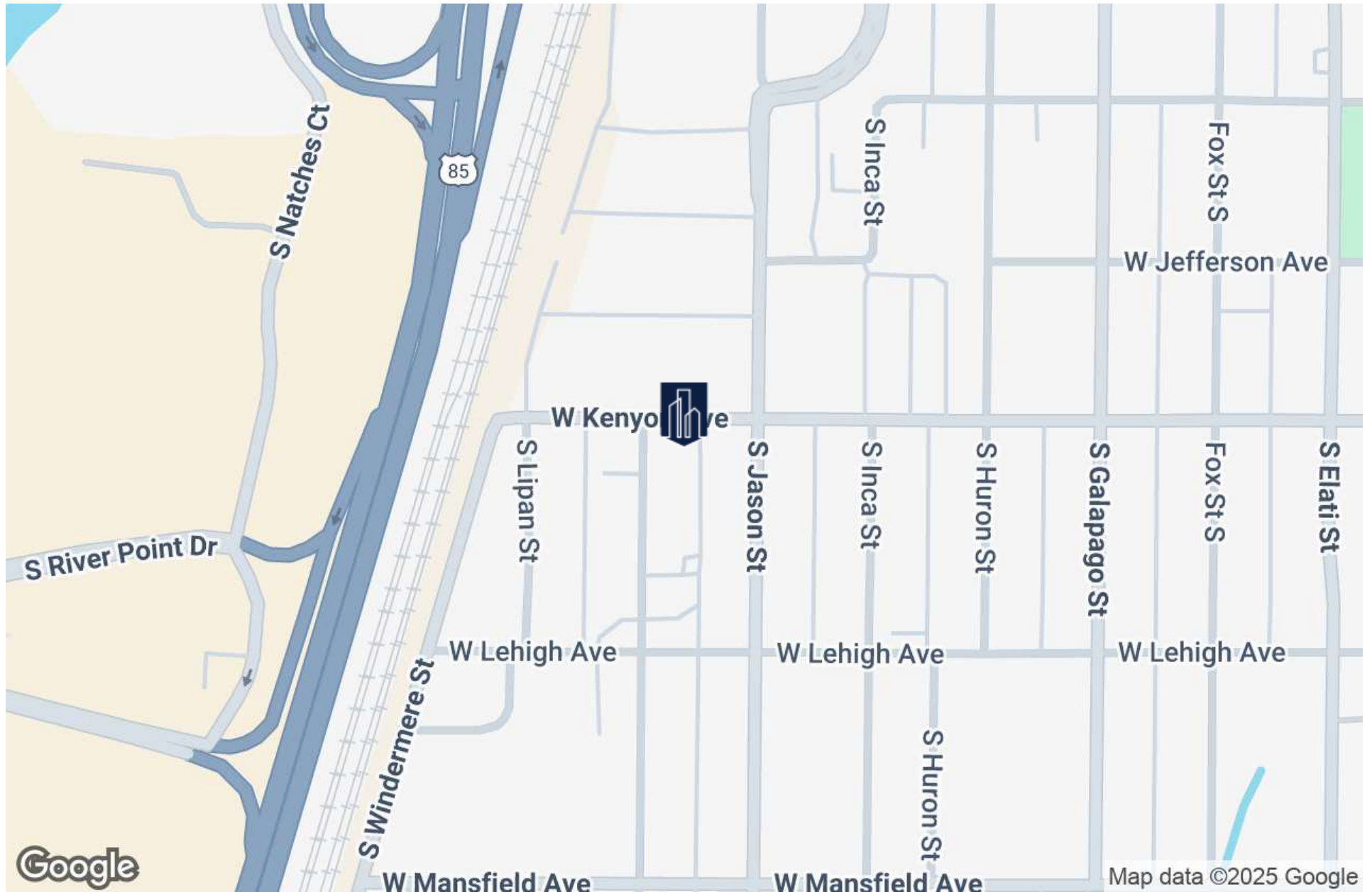
REGIONAL MAP

3700-3744 S. KALAMATH STREET



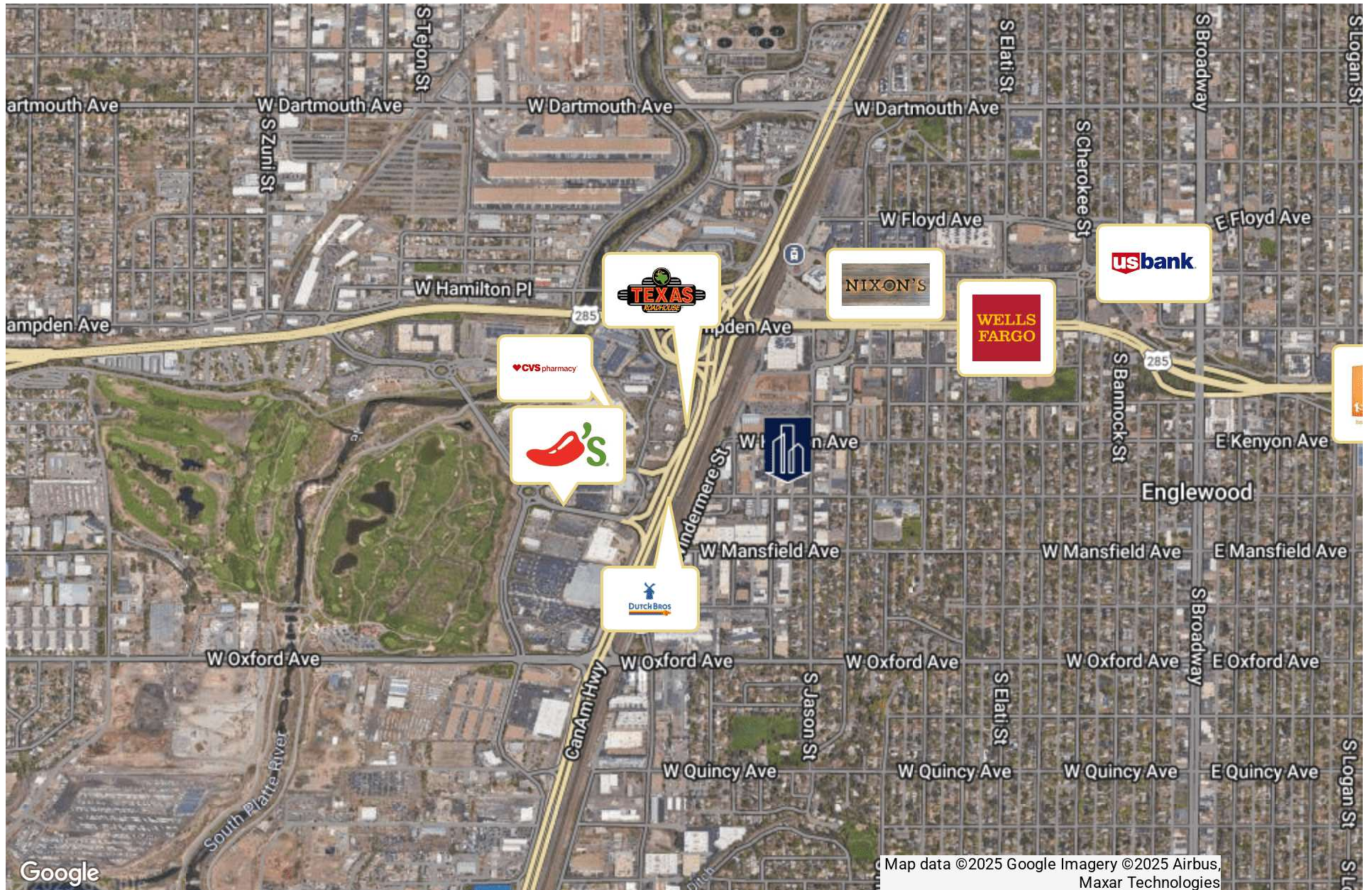
LOCATION MAP

3700-3744 S. KALAMATH STREET

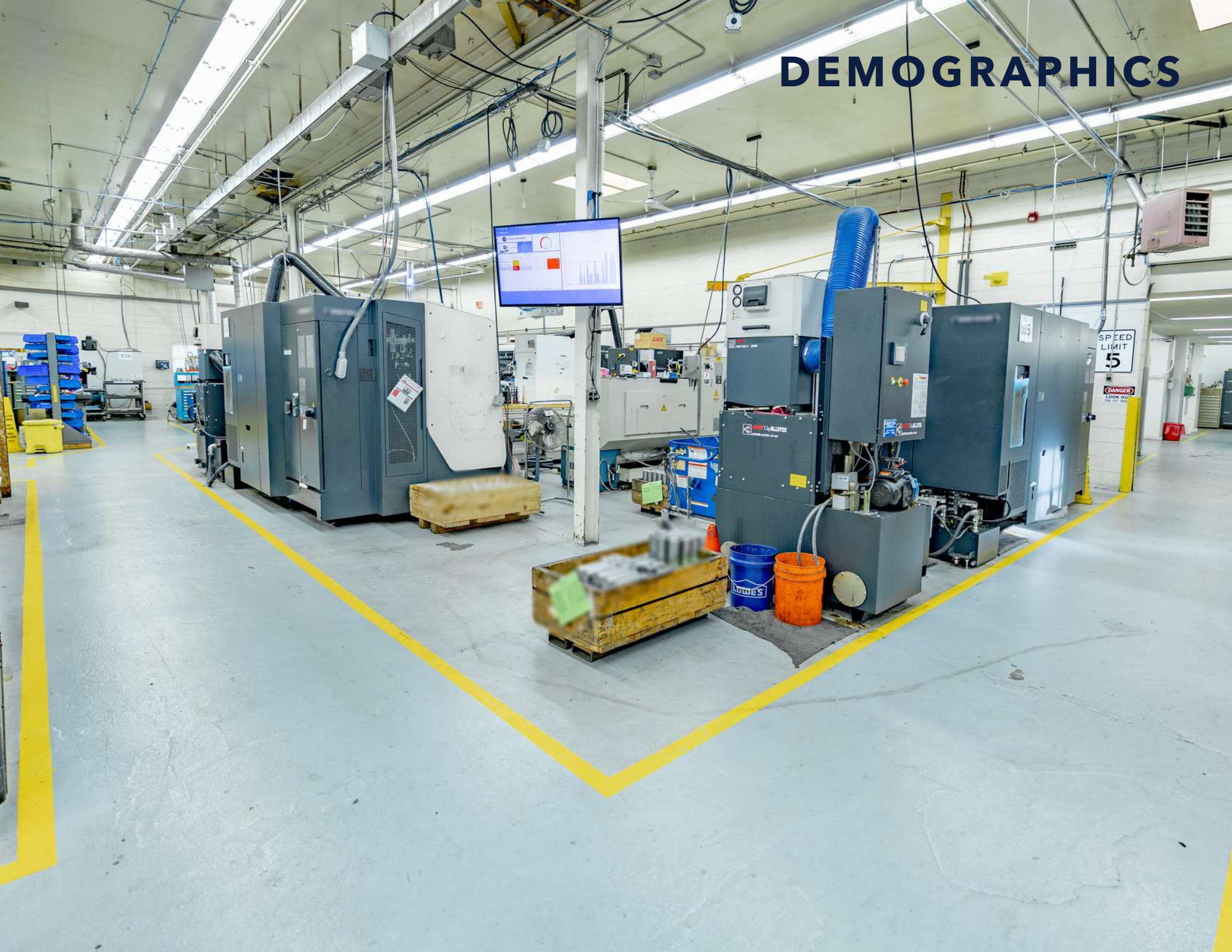


AERIAL MAP

3700-3744 S. KALAMATH STREET



DEMOGRAPHICS



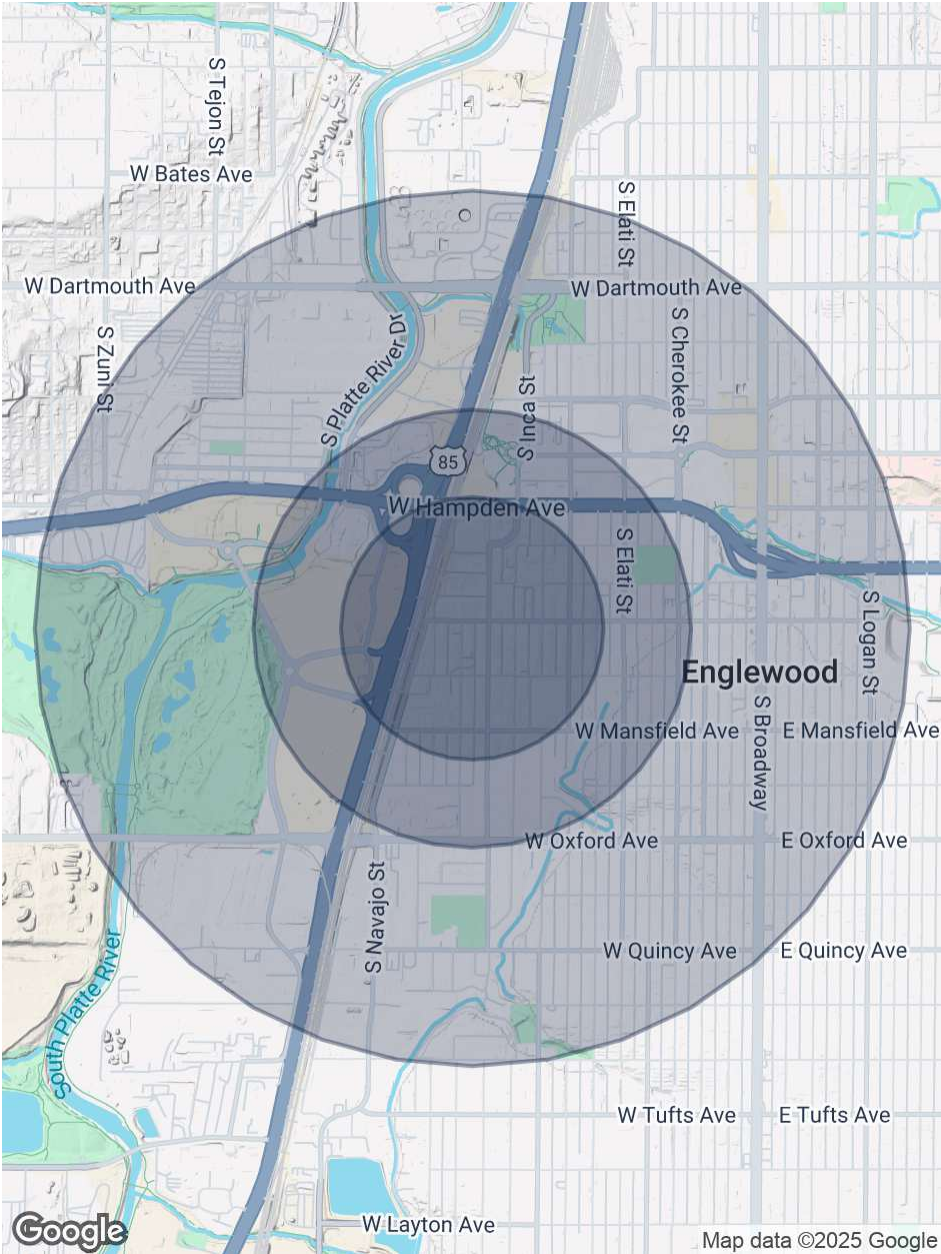
DEMOGRAPHICS MAP & REPORT

3700-3744 S. KALAMATH STREET

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	206	1,959	12,052
Average Age	40	38	40
Average Age (Male)	40	38	39
Average Age (Female)	41	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	990	5,970
# of Persons per HH	2.1	2	2
Average HH Income	\$100,408	\$98,937	\$99,250
Average House Value	\$594,478	\$463,352	\$603,588

Demographics data derived from AlphaMap



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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. In All financial projections and information are provide for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Madison Commercial Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which

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For more information about this building, contact:

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