



9690

DALLAS ST • UNITS I-J

COMMERCE CITY, CO 80640

LEASE RATE REDUCED!

\$12 NNN & 3 MONTHS' OF ABATED RENTS!



INDUSTRIAL / FLEX / SHOWROOM

FOR SALE OR LEASE | CONTACT BROKER FOR PRICING

RACHEL COLOROSA, CCIM

SENIOR BROKER ASSOCIATE

303.886.8154

rcolorosa@uniqueprop.com

ZACH SCHUCHMAN

BROKER ASSOCIATE

317.389.0533

zschuchman@uniqueprop.com



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	9690 Dallas St., Units I-J Commerce City, CO 80640
Units I & J	+/- 5,000 SF (Units cannot be sold separately)
Year Built	2000, Renovated 2017
HOA	\$990.74/mo
Loading	(1) 12' x 14' Drive-In Door
Ceiling	23' Clear
Zoning	I-3
Electrical	3 Phase, 200 Amps
Taxes	\$25,494 (Both units)

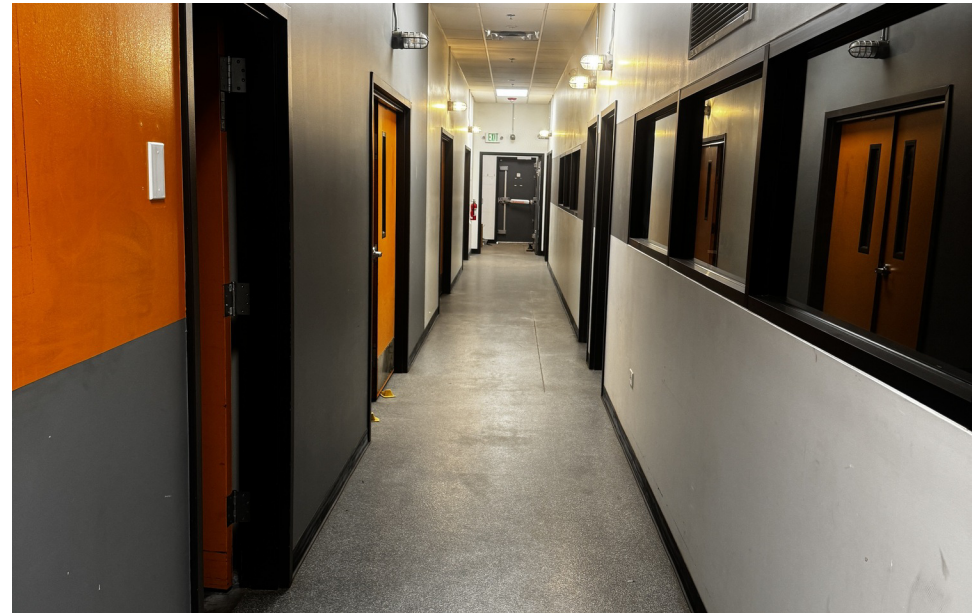
PROPERTY DESCRIPTION

Units I & J offer 5,000 SF of contiguous industrial/flex/retail showroom space featuring a retail storefront, large kitchen, and two ADA-compliant restrooms. The layout includes multiple warehouse areas that can be converted to 23' clear height, along with wet fire sprinklers and semi-truck circulation for efficient access.

- Retail storefront with flexible showroom potential
- Large kitchen + (2) ADA-compliant restrooms
- Multiple warehouse areas (convertible to 23' clear height)
- 5,000 SF contiguous industrial/flex space with semi-truck access & wet sprinklers



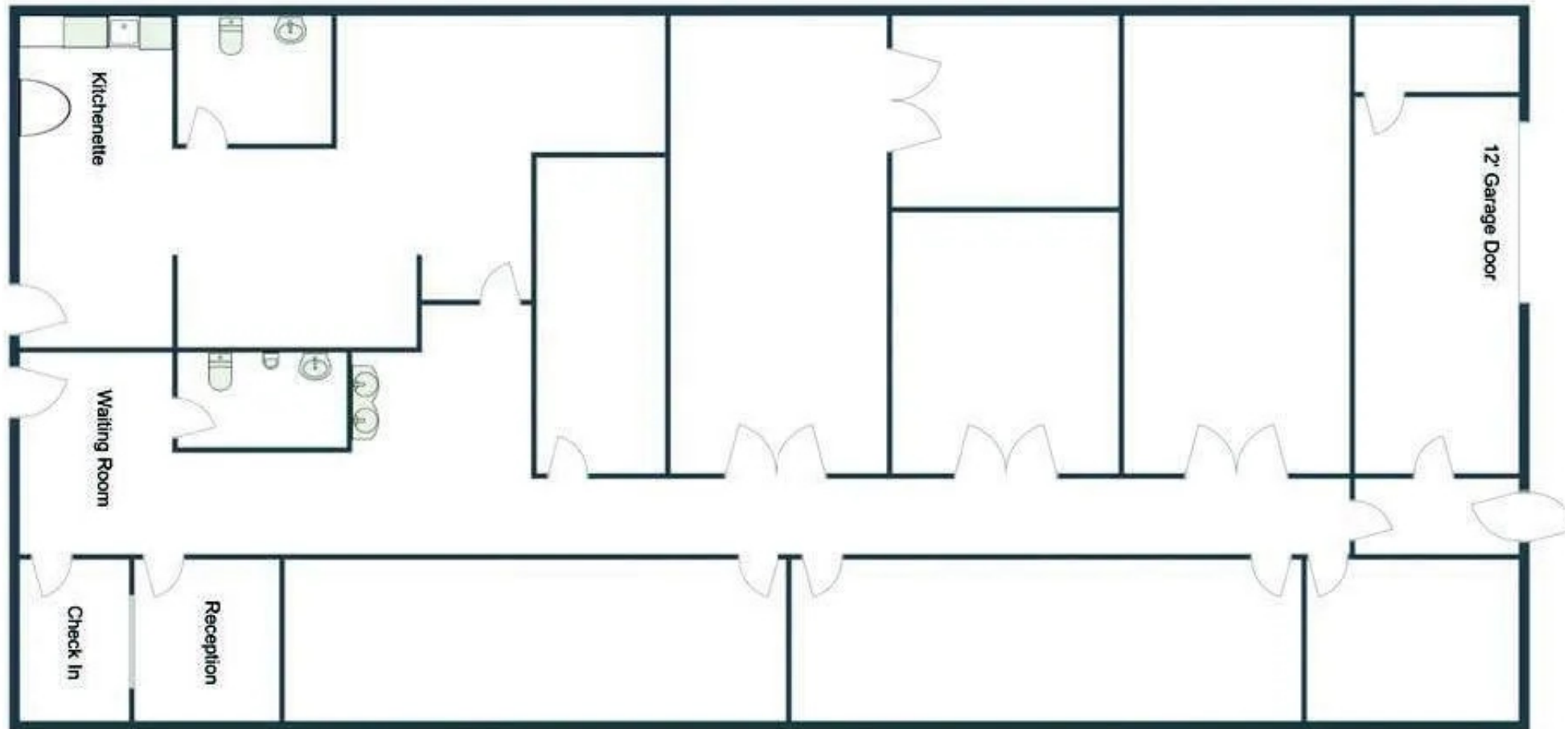
ADDITIONAL PHOTOS



DEVELOPMENT OVERVIEW



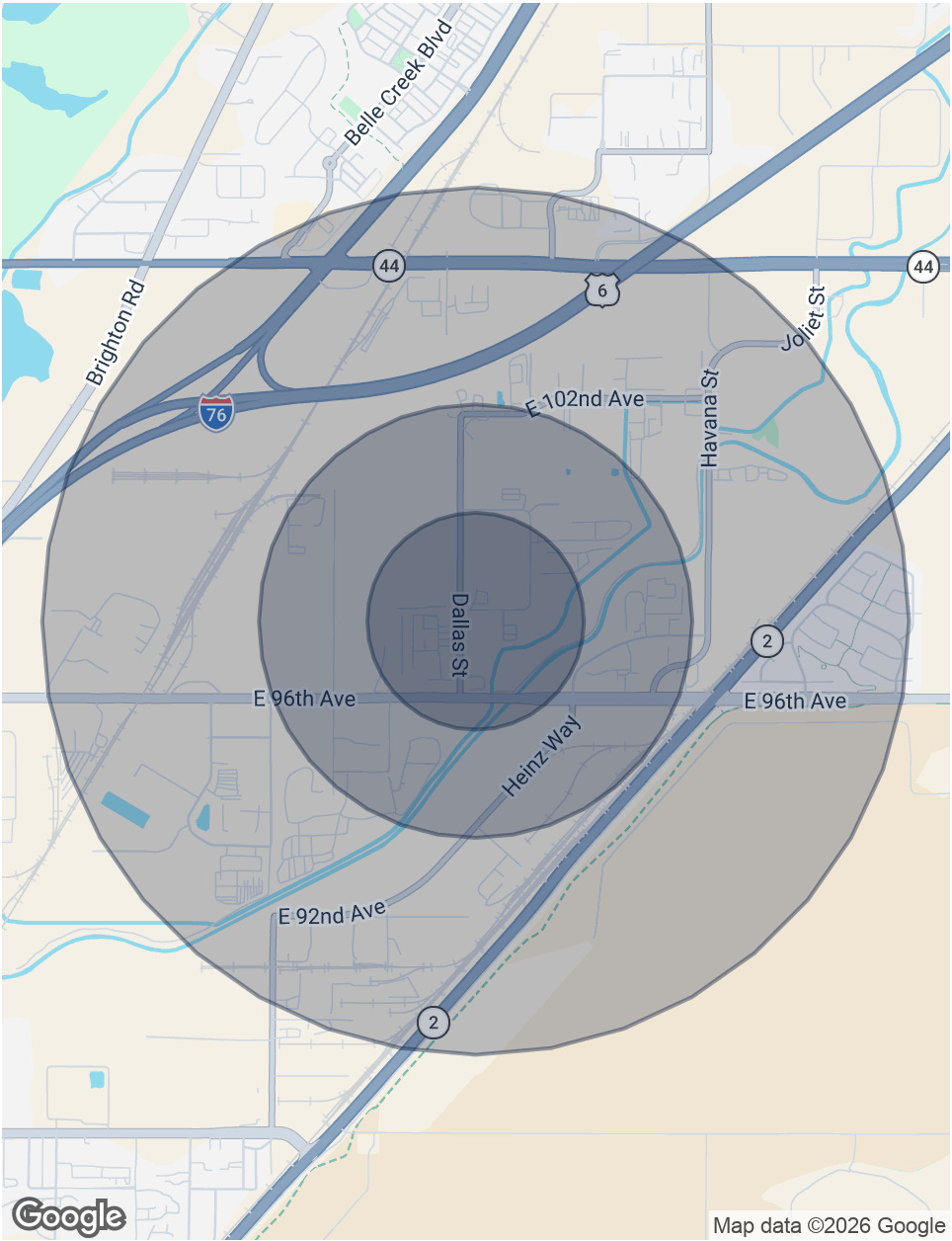
FLOOR PLANS



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	217	798	2,613
Average Age	31.6	31.2	31.4
Average Age (Male)	31.2	30.0	30.4
Average Age (Female)	32.5	32.6	32.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	74	265	850
# of Persons per HH	2.9	3.0	3.1
Average HH Income	\$119,145	\$114,613	\$115,260
Average House Value	\$427,343	\$393,050	\$395,825

2024 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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