



FOR SALE OR LEASE

SINGLE-TENANT INDUSTRIAL

2498 W 2ND AVE, DENVER, CO 80223

ATI
DISASTER RECOVERY SERVICES
FIRE | WATER | MOLD | CONTENTS
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RESIDENTIAL PROPERTY DAMAGE

MATTHEWS™



Denver Broncos Preferred Relocation Site



Downtown Denver



± 150,000 VPD

± 244,000 VPD



Subject Property

PARCEL OUTLINE

APN: 05084-10-023-000

LOT SIZE: ±0.94 AC

EXCLUSIVELY LISTED BY

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MATTHEWS™





SECTION 1

INVESTMENT OVERVIEW

PROPERTY OVERVIEW



\$3,550,000
LIST PRICE



\$188.88
PRICE/SF



\$11.00/SF NNN
ASKING RATE



±18,795 SF
BUILDING SF

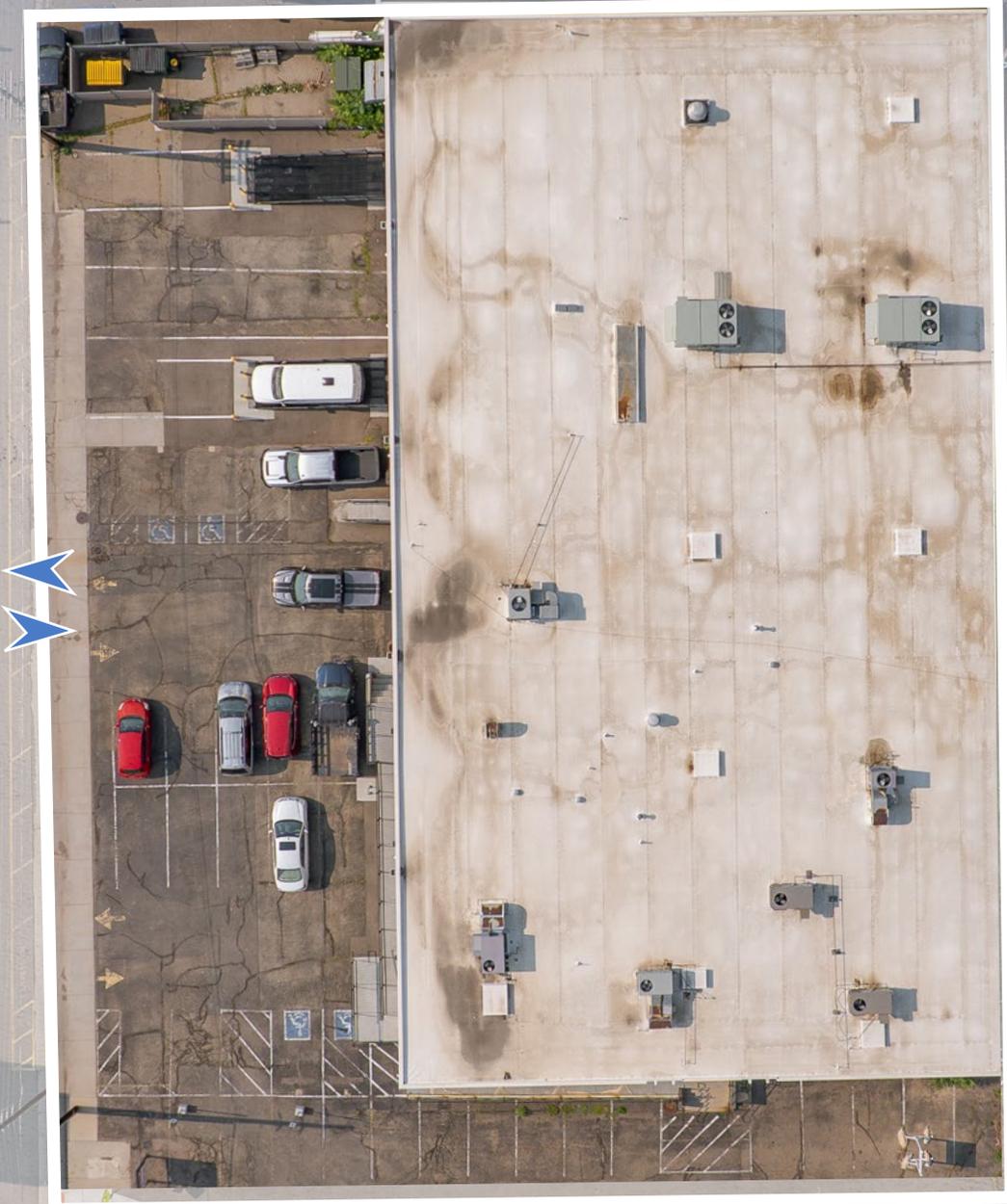
PROPERTY DETAILS

Address	2498 W 2nd Ave
County	Denver
Market	Denver
Submarket	Central Denver
Ownership	Fee Simple
APN	05084-10-023-000
Property Taxes (2024)	\$67,726
Building SF	±18,795 SF
Land AC	±0.94 AC
Year Built	1964
Construction	Masonry
Sprinklered	Yes
Zoning	I-A, Light Industrial

PARCEL OUTLINE

APN: 05084-10-023-000

LOT SIZE: ±0.94 AC



BIRD'S-EYE VIEW





INVESTMENT OVERVIEW

Matthews Real Estate Investment Services™ is pleased to present the opportunity to acquire or lease 2498 W 2nd Avenue, a ±18,795 square foot, turnkey industrial facility located in Denver's coveted Central Submarket. Positioned on a 0.94-acre lot, this well-maintained property features durable masonry construction and has benefitted from approximately \$1,200,000 in recent capital improvements, ensuring modern functionality and compliance across key systems.

Built in 1968 and zoned I-A, the property accommodates a wide range of light industrial uses. It offers an attractive 70% warehouse / 30% office mix, along with 3 dock-high loading doors—2 of which feature ramp access for drive-in capability. With a 12-foot clear height, heavy 3-phase power (to be verified), a wet sprinkler system, ADA compliance, and an upgraded HVAC system, this asset is optimized for warehousing, light manufacturing, and last-mile distribution.

Strategically located just minutes from I-25, 6th Avenue, and Downtown Denver, the site provides unparalleled access to the metro area's transportation corridors—making it an ideal solution for companies seeking a central, infill location in one of Denver's most supply-constrained industrial submarkets. The property is also located just over a mile away from the Broncos preferred relocation site.

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

-  **POWER:** Heavy 3-phase (tbv by electrician)
-  **CLEAR HEIGHT:** 12'
-  **SPRINKLER SYSTEM:** Wet
-  **PROPERTY MIX:** ±70% warehouse / ±30% office
-  **SECURITY:** New state-of-the-art security system
-  **LOADING:** 3 dock-high doors (2 with drive-in ramps)
-  **HVAC:** Fully air conditioned, upgraded HVAC system
-  **LOCATION:** Prime Central Denver, minutes from I-25, 6th Ave, and Downtown
-  **PROPERTY IMPROVEMENTS:** Approximately \$1,200,000 in recent upgrades
-  **IDEAL USES:** Warehousing, light manufacturing, and last-mile distribution
-  **BRONCOS PREFERRED RELOCATION:** Located ±1.5 miles away

PROPERTY IMPROVEMENTS

±\$1,200,000 in Capital Improvements completed in 2022 including:

-  Installation of state-of-the-art security system
-  Secure entry doors
-  Upgraded HVAC service
-  New LED lighting
-  Expansion of sidewalks
-  Loading doors and concrete pads
-  Office and interior finishes
-  Plumbing
-  Electrical
-  Fire protection/alarm
-  Rack installation
-  Upgraded restrooms



COMPREHENSIVE COMMERCIAL SECURITY & SURVEILLANCE SYSTEM

ACCESS CONTROL

Key Features:

- Instant User Management: Add/remove users & cards via app/web
- Remote Lock Control: Lock/unlock from anywhere, manage mobile permissions
- Enterprise Dashboard: Real-time status, logs, and centralized management
- Automation & Alerts:
 - Disarm alarms on first badge-in
 - Intelligent scheduling to reduce false alarms
 - Real-time notifications & custom reports

Alarm System:

- Centralized dashboard for alarms, video, access, and environment control
- Motion, shock, and glass break detection
- Always-armed partitions for high-security areas

Camera System (72 HD Cameras + Backup Power) :

- Continuous coverage with 4-hour backup power
- End-to-end encryption, 2FA, auto updates, tamper-resistant design
- 24/7 monitoring with smoke/CO detection, emergency dispatch, and cellular failover

Cloud Video (OpenEye Platform) :

- Remote viewing of live/recorded video from any device
- AI-powered alerts, automated reporting, and scalable open-platform integration

PHYSICAL SECURITY

Vault Room:

- Expanded metal walls
- AUTO-BOLT MAX locking system (5-point deadbolts, auto engagement, reinforced trim, continuous hinges, pry-resistant astragals)

Perimeter:

- Steel bollards to prevent vehicle-ramming





DOWNTOWN DENVER
±3.4 MILES AWAY

DENVER BRONCOS
PREFERRED RELOCATION
±1.5 MILES AWAY



FEDERAL BLVD ± 49,000 VPD

6 ± 150,000 VPD

25 ± 244,000 VPD



Unowned
by
Bear

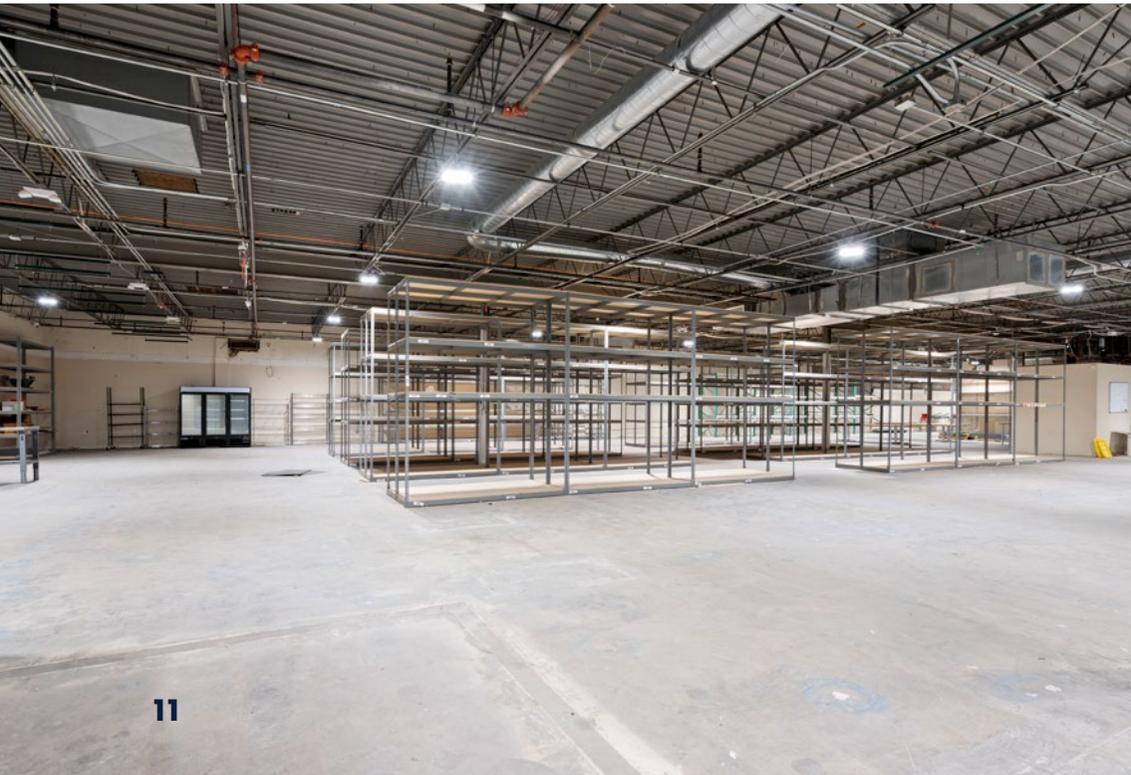
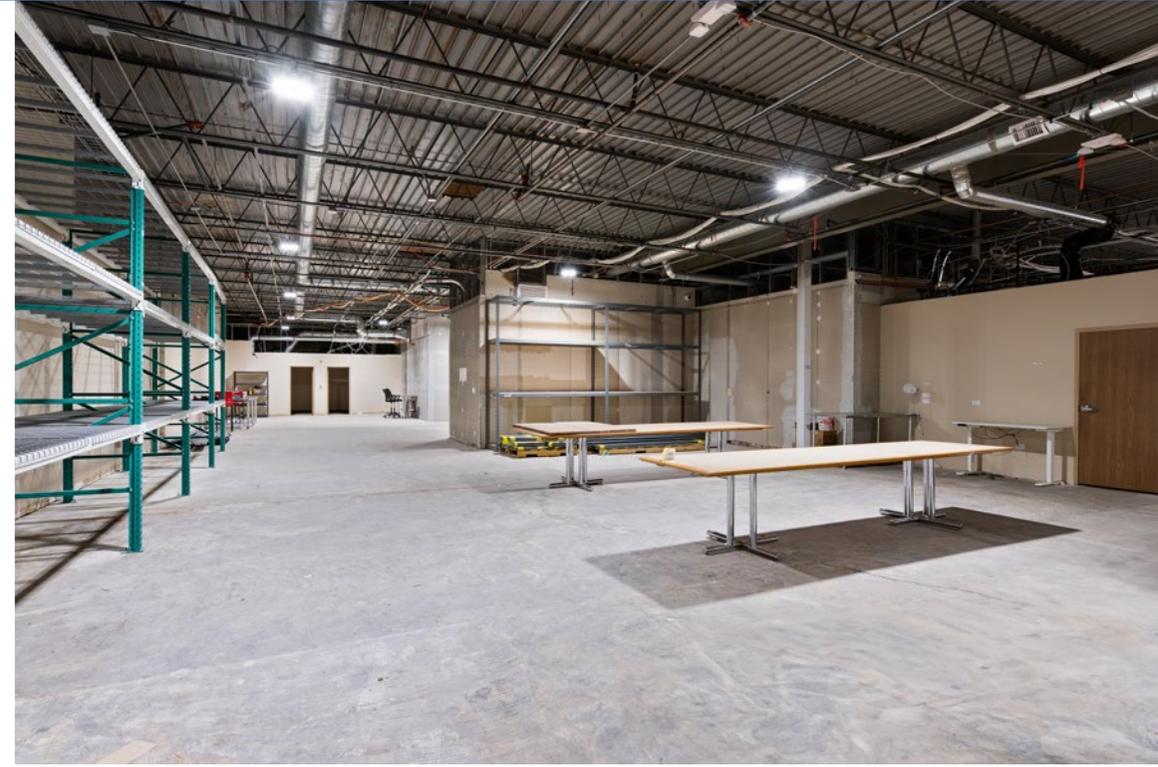


Grassroots

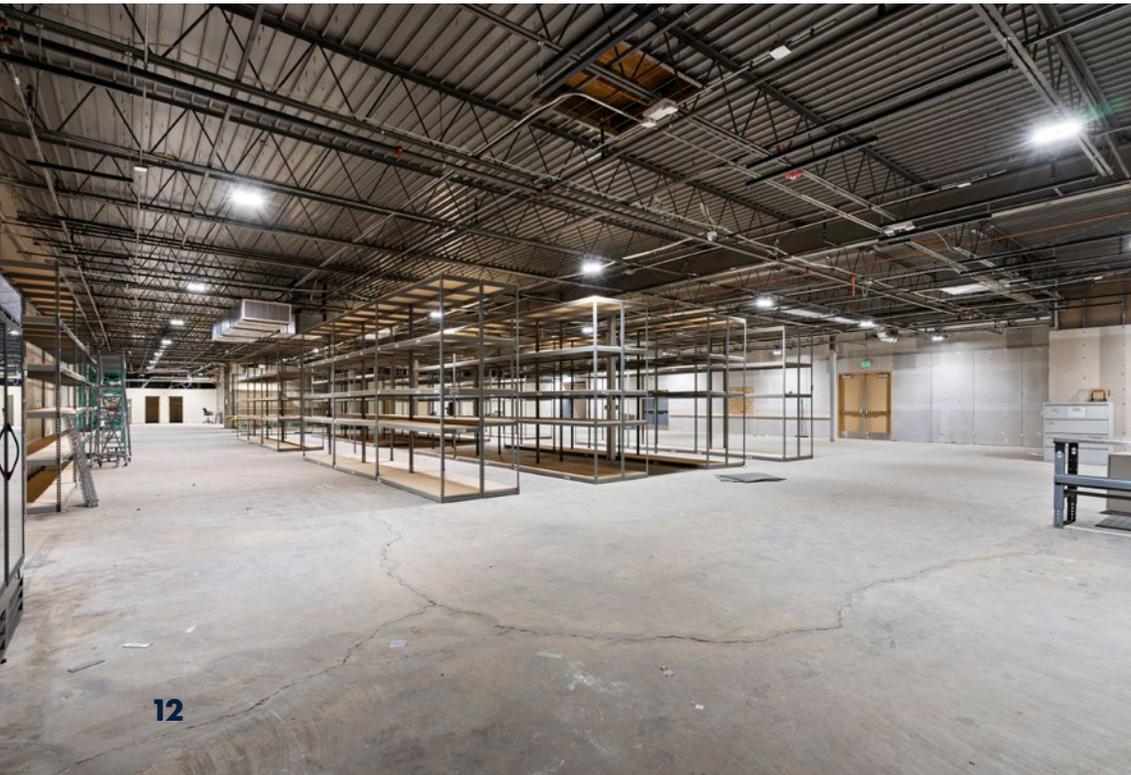
SUBJECT
PROPERTY



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN





SECTION 2

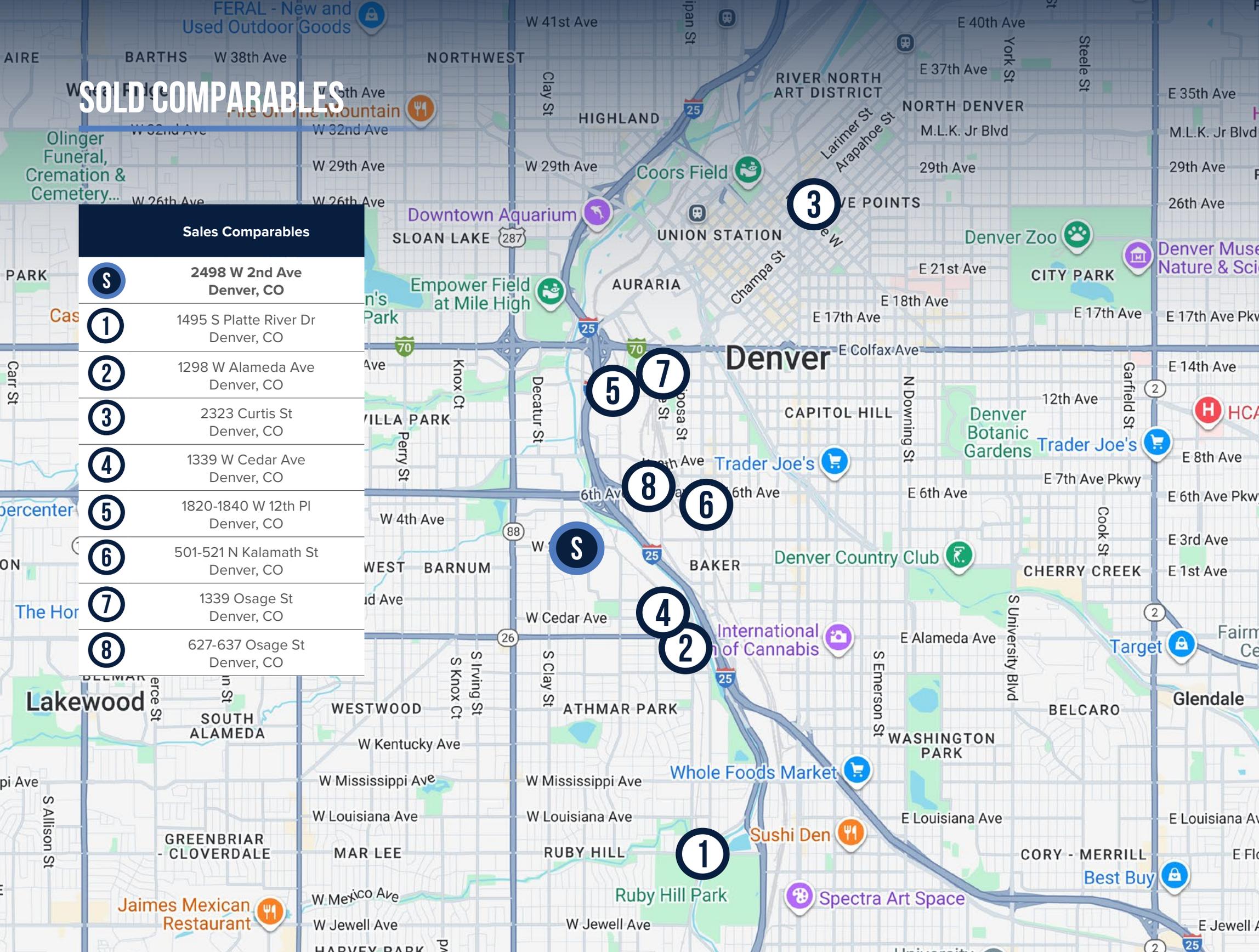
SOLD COMPARABLES

SOLD COMPARABLES

	Property Address	Sale Date	Sale Price	Price Per SF	Building SF	Land Area AC	Year Built	Construction Material
5	2498 W 2nd Ave, Denver, CO	-	-	-	18,795	0.94	1964	Masonry
1	1495 S Platte River Dr, Denver, CO	11/12/2025	\$1,865,000	\$184.29	10,120	0.52	1985	Masonry
2	1298 W Alameda Ave, Denver, CO	11/5/2025	\$2,595,000	\$188.73	13,750	0.75	1977	Masonry
3	2323 Curtis St, Denver, CO	2/20/2025	\$2,560,000	\$208.47	12,280	0.36	1965	Masonry
4	1339 W Cedar Ave, Denver, CO	1/24/2025	\$3,550,000	\$206.94	17,155	0.68	1987	Masonry
5	1820-1840 W 12th Pl, Denver, CO	12/23/2024	\$3,050,000	\$190.74	15,990	0.62	1971	Reinforced Concrete
6	501-521 N Kalamath St, Denver, CO	12/19/2024	\$4,100,000	\$169.58	24,178	0.60	1985	Masonry
7	1339 Osage St, Denver, CO	11/4/2024	\$3,150,000	\$192.87	16,332	0.99	1948	Masonry
8	627-637 Osage St, Denver, CO	8/22/2024	\$3,275,000	\$185.20	17,684	0.82	1967	Masonry
AVERAGES			\$3,018,125	\$190.85	15,936	0.67	1973	-

SOLD COMPARABLES

Sales Comparables	
S	2498 W 2nd Ave Denver, CO
1	1495 S Platte River Dr Denver, CO
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6	501-521 N Kalamath St Denver, CO
7	1339 Osage St Denver, CO
8	627-637 Osage St Denver, CO





SECTION 3

MARKET OVERVIEW

MARKET OVERVIEW

MILE-HIGH CITY

ION STATION

\$288.8 B

GROSS DOMESTIC
PRODUCT

252

AVERAGE
SUNNY DAYS

±2.96 M

MSA POPULATION



MARKET OVERVIEW

DENVER, CO

Denver, known as the “Mile High City” due to its elevation of exactly 5,280 feet above sea level, is an urban center nestled at the foothills of the Rocky Mountains. The city has over 300 days of sunshine annually and offers a blend of outdoor activities, cultural attractions, and a thriving culinary scene. Denver is home to numerous parks, including City Park and the iconic Red Rocks Park & Amphitheatre, which hosts concerts in a stunning natural setting. The downtown area features a mix of historic architecture and modern developments, with an array of museums, art galleries, and sports venues that cater to its passionate fan base. Additionally, Denver’s diverse neighborhoods, such as LoDo (Lower Downtown) and RiNo (River North), showcase a rich tapestry of local art, craft breweries, and unique dining experiences.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	11,345	236,930	525,541
2030 Population Projection	11,335	240,463	530,552
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	3,689	116,105	247,081
2030 Household Projection	3,682	118,094	249,757
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$64,568	\$104,780	\$109,307



MARKET OVERVIEW

Denver's diversified economy is one of its greatest strengths. Major industry sectors are aerospace, broadcast and telecommunications, healthcare and wellness, financial services, bioscience, energy, and IT software. Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a thriving aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy. Additionally, the growing IT sector with numerous

technology companies and startups have established their presence in the city. The region's skilled workforce and access to research institutions contribute to the development of this sector. Denver serves as a major financial hub for the Rocky Mountain region. The city is home to several banks, investment firms, and insurance companies, contributing to the growth of the financial services sector.

Denver has experienced strong job growth over the years, attracting both domestic and international talent. The city's low unemployment rate and diverse job market offer opportunities across various industries. Prior to the COVID-19 pandemic, the area experienced a low unemployment rate compared to the national average.



#1

BEST PLACES FOR BUSINESS
AND CAREER -FORBES

1.6%

ANNUAL POPULATION
GROWTH WITHIN 10 YEARS

±3M

10-COUNTY METRO
POPULATION

2.4%

PROJECTED JOB
GROWTH -FORBES

18TH

BEST PLACE TO LIVE
-US NEWS & WORLD REPORT

DENVER INDUSTRIAL MARKET

The industrial market in Denver, Colorado, is experiencing notable growth and development. Denver's strategic location and robust transportation infrastructure have positioned it as a key hub for industrial activities. The city's industrial market benefited from a diverse range of industries, including manufacturing, logistics, and distribution. The demand for industrial space, particularly warehouses and

distribution centers, is on the rise, driven by e-commerce growth and increased regional trade. Vacancy rates are generally low, reflecting the high demand for industrial real estate in the region. Additionally, the city's proactive approach to sustainable development and green initiatives have started influencing industrial practices, with a growing emphasis on eco-friendly and energy-efficient facilities.

ECONOMY

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MAJOR EMPLOYERS



HealthONE



CenturyLink



LOCKHEED MARTIN



KAISER PERMANENTE



ATTRACTIONS

- **The Denver Art Museum's** global art collections represent cultures around the world, including African art, architecture, and design, art of the ancient Americas, Asian art, and European and American art before 1900. It also houses art from local Denver and Rocky Mountain region artists.
- **The 80-acre Denver Zoo** is in the City Park of Denver. It is the most visited paid attraction in the Denver metropolitan area. It is the first zoo in the United States to use naturalistic zoo enclosures rather than cages with bars. It expanded on this concept with Primate Panorama, featuring huge mesh tents and open areas for apes and monkeys.
- **Downtown Aquarium** is a public aquarium and restaurant with approximately 1,000,000 US gallons and exhibits with a variety of fish and other animals.
- **Coors Field** is a baseball stadium in downtown Denver and is the home field of Major League Baseball's Colorado Rockies. The stadium has a capacity of 50,144 people.
- **The 16th Street Mall** is a pedestrian and transit mall that is ±0.25 miles long and runs along 16th Street in downtown Denver. It is home to over 300 stores, 50 restaurants, and the Denver Pavilions Shopping Mall.
- **Larimer Street** is a historic thoroughfare located in the bustling Lower Downtown (LoDo) district, known for its vibrant mix of historic architecture, trendy restaurants, and lively nightlife.



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