

ADAPTIVE REUSE OR REDEVELOPMENT OPPORTUNITY

4651 TULSA CT

DENVER, CO 80239

Undisclosed



JEFF WALSH

Senior Commercial Real Estate Advisor

Office: 303.596.7525

Direct: 303.596.7525

jwalsh@madisoncommercial.com



BRANDON GOUKER

Principal/Managing Partner

Office: 720.996.1010

Direct: 303.895.9855

bgouker@madisoncommercial.com



PROPERTY SUMMARY

ADAPTIVE REUSE OR REDEVELOPMENT OPPORTUNITY



PROPERTY DESCRIPTION

Located in the heart of Denver's Montbello neighborhood, 4651 N. Tulsa Court presents a rare adaptive reuse opportunity for healthcare providers, developers, and investors. Originally planned under Denver's PUD 7 as a neighborhood-serving medical and dental campus, the property offers the opportunity to reposition an existing facility into a modern Medical Office Building (MOB) serving one of Northeast Denver's established residential communities.

PROPERTY HIGHLIGHTS

- Adaptive Reuse or Redevelopment Opportunity
- Medical Office Building (MOB) Potential
- Religious Facility, Non-Profit, Community Center
- Monument Signage and Sufficient Parking
- Established, Dense Infill Denver Location
- Minutes to I-70, I-225, E-470 & Denver International

OFFERING SUMMARY	
Sale Price:	Undisclosed
Building Size:	12,779 SF
Year Built:	1967
Stories:	Two (2) + Basement
Lot Size:	48,899 SF
Zoning:	PUD 7 (Denver)
Property Taxes:	\$45,620

LOCATION MAP

ADAPTIVE REUSE OR REDEVELOPMENT OPPORTUNITY



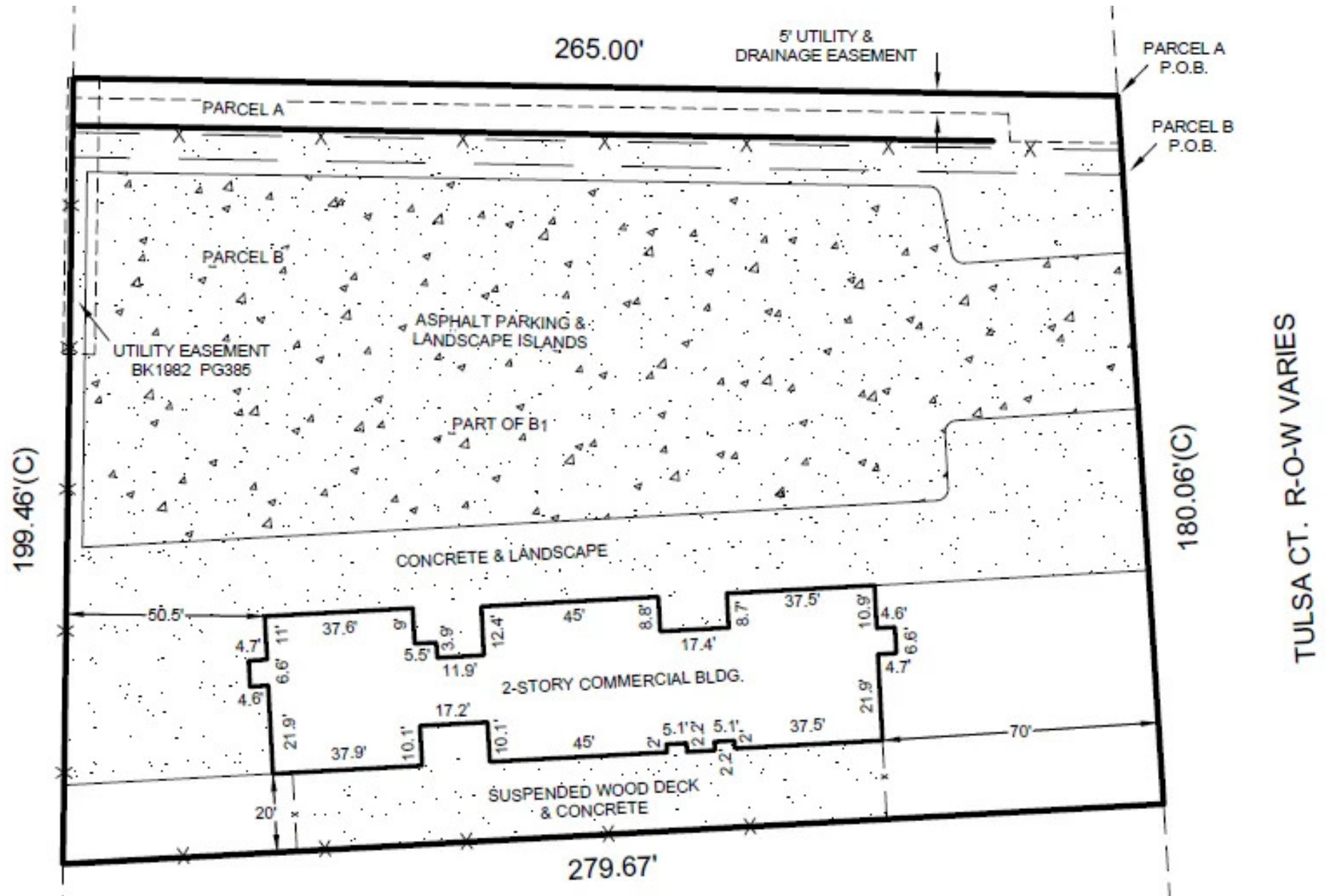
AERIAL MAP

ADAPTIVE REUSE OR REDEVELOPMENT OPPORTUNITY



IMPROVEMENT LOCATION CERT.

ADAPTIVE REUSE OR REDEVELOPMENT OPPORTUNITY

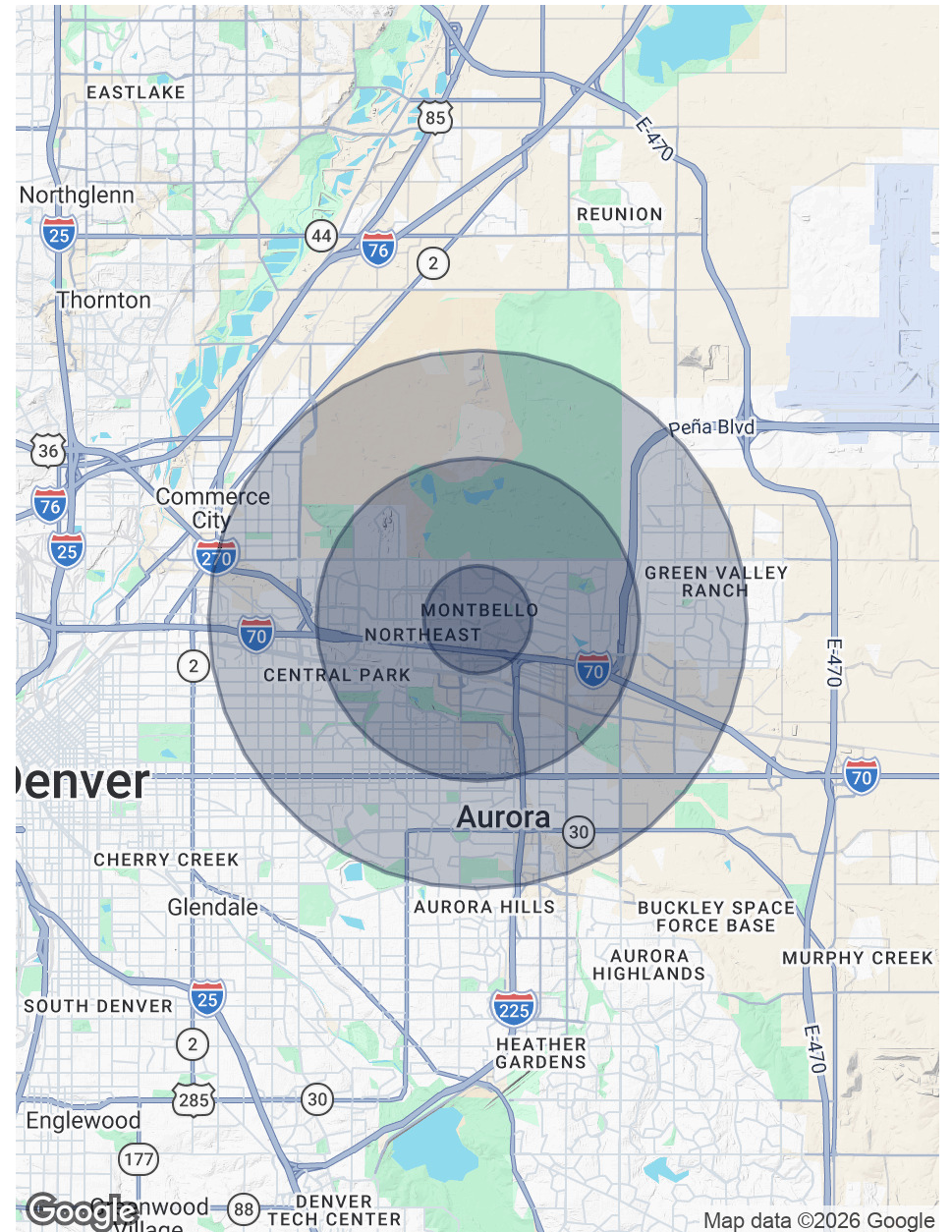


ADAPTIVE REUSE OR REDEVELOPMENT OPPORTUNITY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,312	88,923	256,371
Average Age	33.7	33.6	33.9
Average Age (Male)	34.3	33.1	33.1
Average Age (Female)	33.0	34.2	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,211	29,044	90,501
# of Persons per HH	3.3	3.1	2.8
Average HH Income	\$97,367	\$124,172	\$110,893
Average House Value	\$423,061	\$528,154	\$502,517

2023 American Community Survey (ACS)



ADDITIONAL PHOTOS

ADAPTIVE REUSE OR REDEVELOPMENT OPPORTUNITY



DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

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

making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Madison Commercial Properties. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Madison Commercial Properties. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Madison Commercial Properties.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited



For more information about this building, contact:

JEFF WALSH

Senior Commercial Real Estate Advisor

Office: 303.596.7525

Direct: 303.596.7525

jwalsh@madisoncommercial.com





MADISON
COMMERCIAL

PROPERTIES

501 S Cherry St. Suite 350 | Denver, CO 80246
720.441.1460 | info@madisoncommercial.com | madisoncommercial.com