

1050 S. QUITMAN STREET

DENVER CO 80219



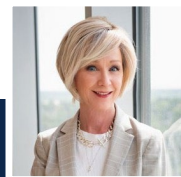
OFFERING MEMORANDUM | FOR SALE



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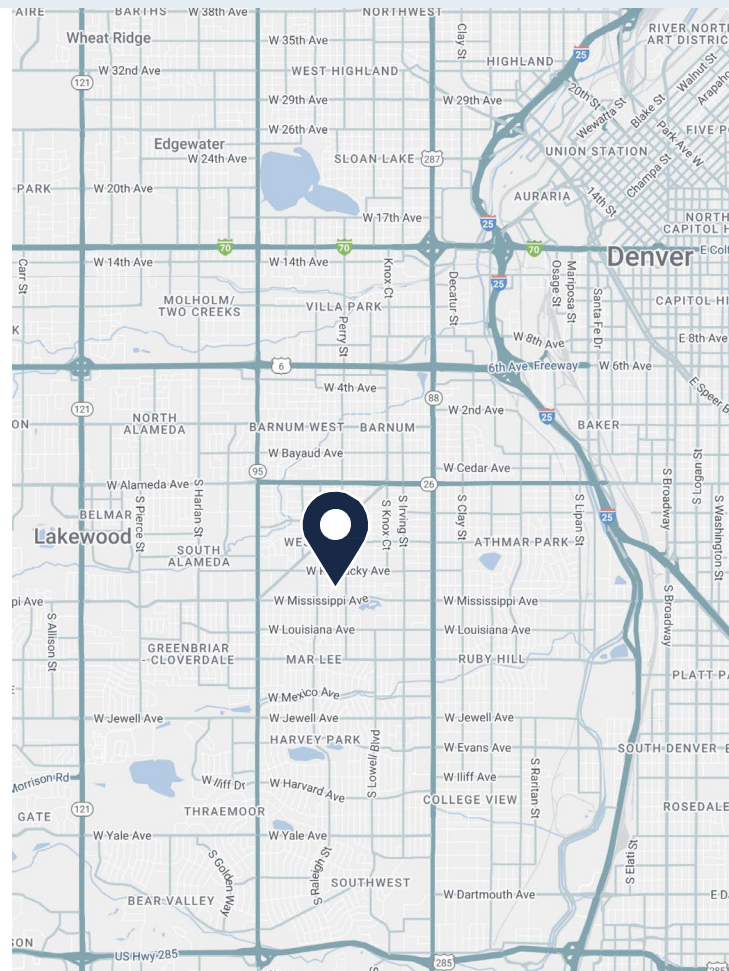
PROPERTY DESCRIPTION



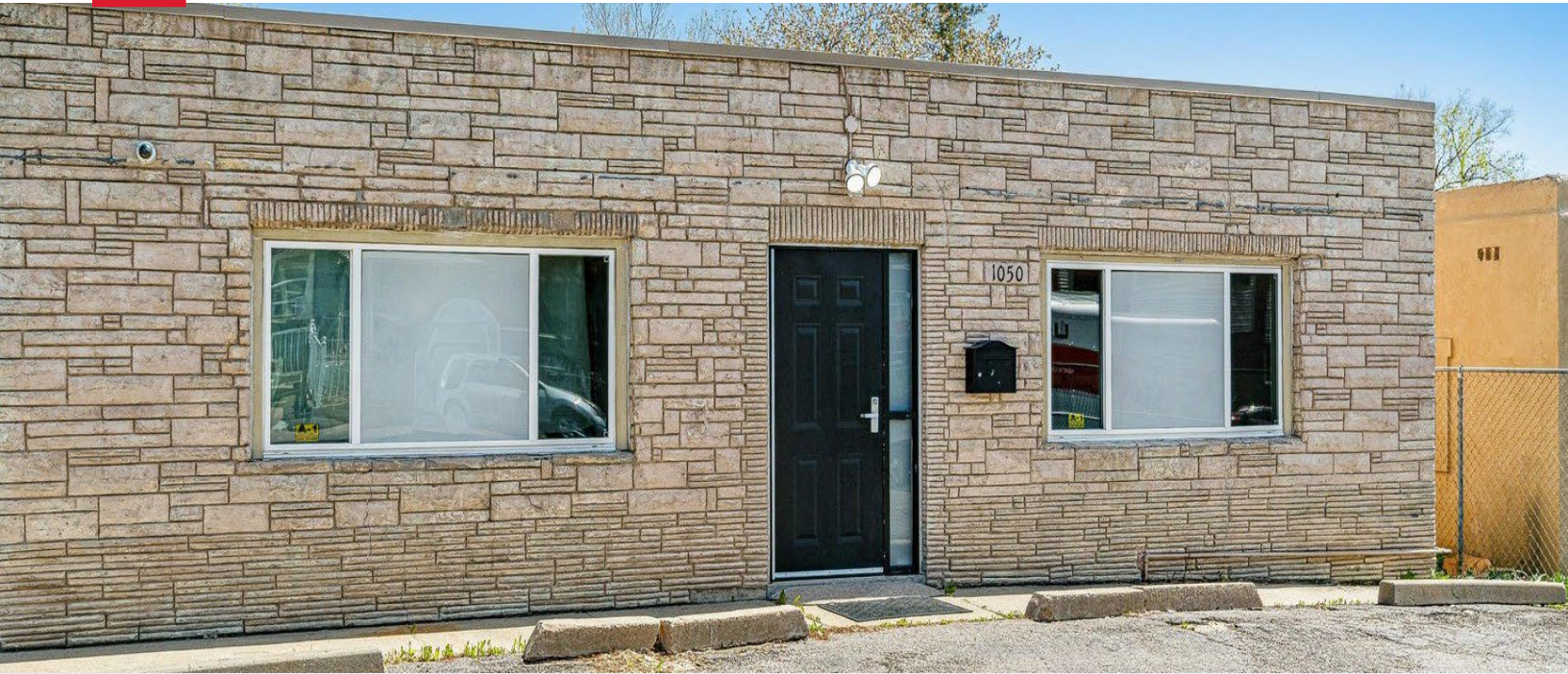
Versatile Commercial Building with Office Space, Tons of Storage and Dock Access! Excellent Office/Warehouse opportunity within the Westwood/Kentucky Gardens neighborhood spanning 2,873 SF with a mix of office space, residential possibilities, warehouse/storage spaces and a wide range of business uses. The front interior has a spacious open room that can be utilized for a showroom or office space. There are 3 additional private offices plus a large central area that provides the opportunity for conference/boardroom meeting space. Kitchen area with all appliances for break room. Various storage/flex rooms throughout the building provide ample storage. The fenced .14 Acre lot provides enhanced privacy and security which offers an attached 2-Car Garage with alley access plus dock space for easy loading and unloading for shipping or receiving. Ample parking is available with 4 designated spaces in the front parking lot plus additional off-street parking to accommodate staff and visitors. Easy access to Santa Fe, I25 and Downtown Denver. This is currently being used by a Roofing Company (related to the listing agent) - this is perfect for a construction/roofing etc type of business.

OFFERING SUMMARY

SALES PRICE	\$559,000
BUILDING	2,873 SF
PARKING	9 SPACES
LOT SIZE	6098 SF
ZONING	E-SU-D1X
YEAR BUILT	1946
CONSTRUCTION	BLOCK/BRICK/FRAME
GAS/ELECTRIC	AVG. \$240/MONTH
WATER	AVG. \$18/MONTH
SEWER	AVG. \$18/MONTH



HIGHLIGHTS & REDEVELOPMENT



LOT OVERVIEW

1050 S. Quitman is a 6350 square foot lot located in the Kentucky Gardens area of Denver. The property is zoned E-SU-D1X and will allow multiple uses including, Residential (with some changes), and Construction/Roofing Company Office/Storage Space. The property has an attached garage and plenty of parking. There is also dock space for shipping/receiving.

HIGHLIGHTS

» VERSATILE LOCATION

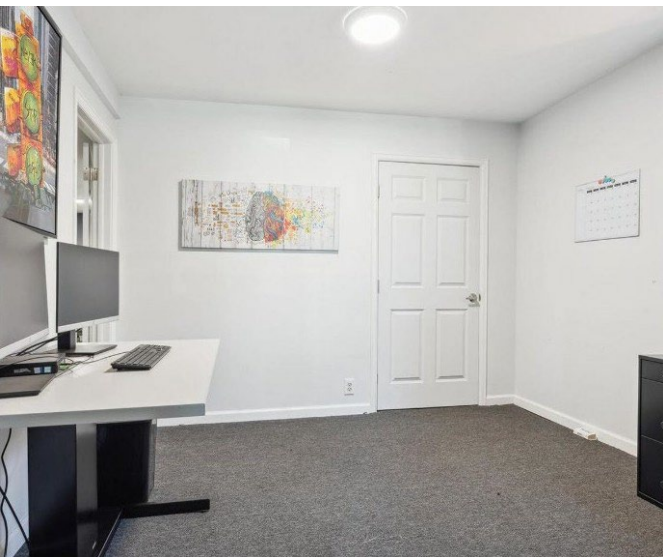
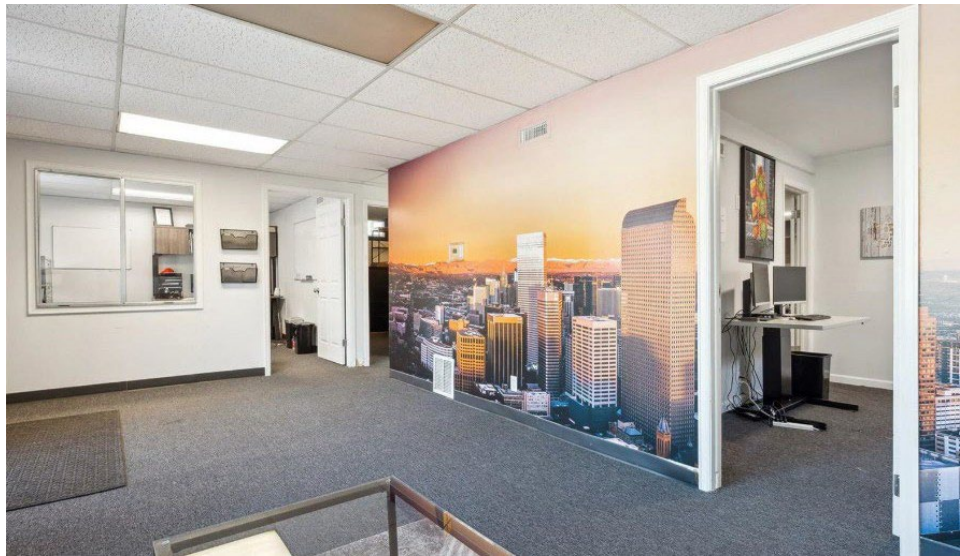
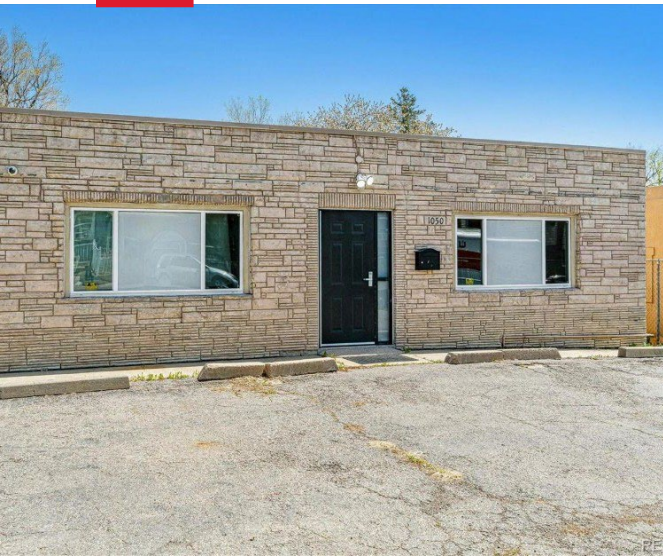
» E-SU-D1X ZONING

» 2,652 SF DENVER SQUARE ON 7,460 SF LOT

» PAVED PARKING AREA PLUS ATTACHED GARAGE

» CLOSE PROXIMITY TO SHOPPING, DINING & ENTERTAINMENT

PROPERTY PHOTOS



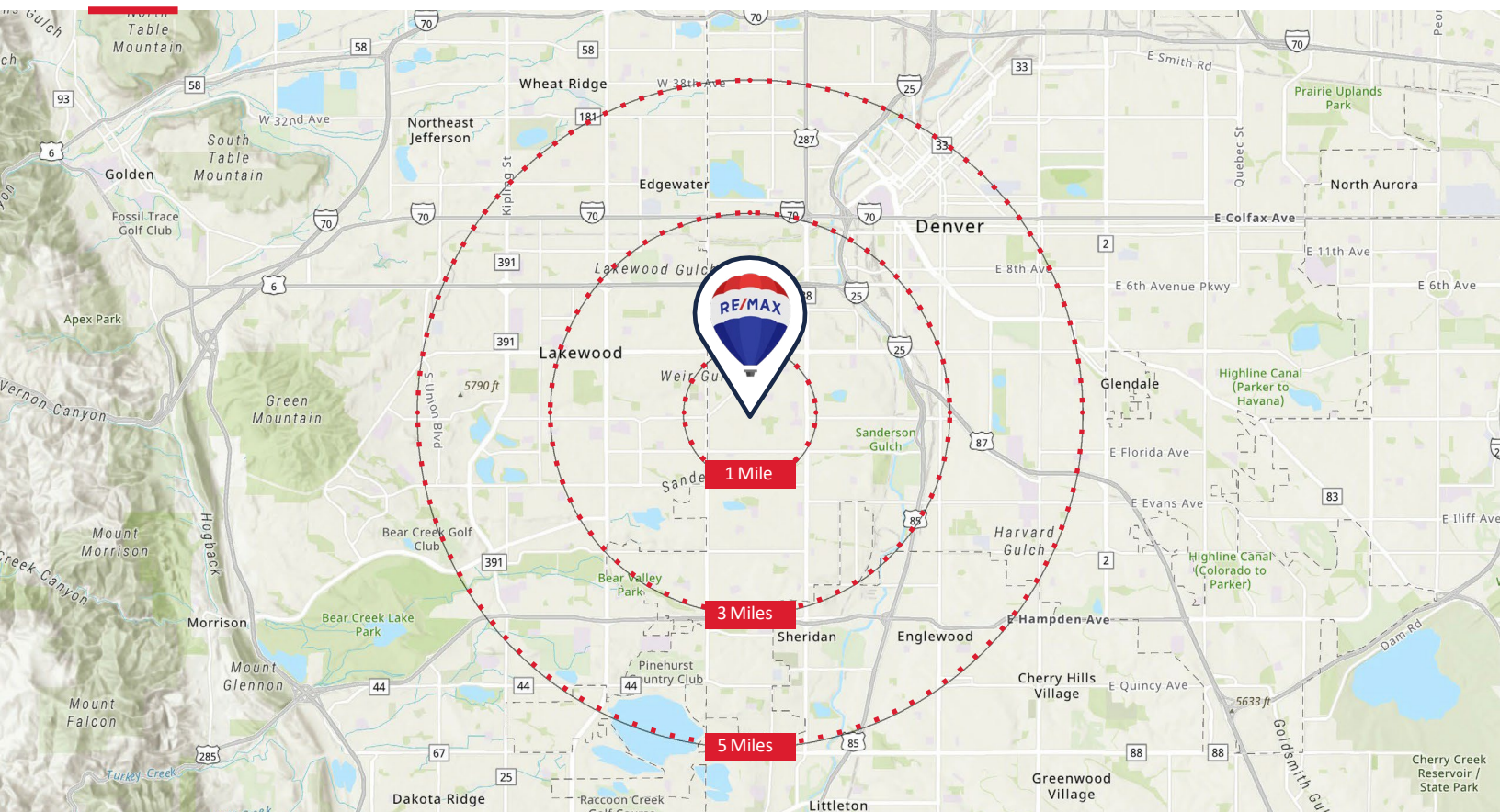
PROPERTY PHOTOS



RETAIL MAP



DEMOGRAPHICS OVERVIEW



2025 SUMMARY

	1 - MILE	3 - MILE	5 - MILE
Population	28,035	174,214	489,776
Households	8,981	65,534	226,075
Families	5,920	36,375	94,086
Average Household Size	3.10	2.63	2.12
Median Age	33.4	35.8	35.6
Median Household Income	\$65,520	\$81,027	\$92,417
Average Household Income	\$84,272	\$107,532	\$131,897

2030 SUMMARY

	1 - MILE	3 - MILE	5 - MILE
Population	27,497	179,524	510,515
Households	8,768	67,624	236,771
Families	5,771	37,251	96,908
Average Household Size	3.11	2.63	2.1
Median Age	34.6	37.2	36.8
Median Household Income	\$77,687	\$93,112	\$108,293
Average Household Income	\$98,436	\$122,177	\$147,557

KEY FACTS - 5 MILES

489,776	35.6	2.1
POPULATION	MEDIAN AGE	AVG. HH SIZE

BUSINESSES - 5 MILES

26,053	320,969
TOTAL BUSINESSES	TOTAL EMPLOYEES

INCOME - 5 MILES

\$131,897	\$60,975	\$120,081
AVERAGE HH INCOME	PER CAPITA INCOME	MEDIAN NET WORTH