



AVAILABLE FOR SALE OR FOR LEASE

LIST PRICE: \$1,600,000

LEASE RATE: \$11.00/SF

PROPERTY OVERVIEW

Building Size:	14,686 SF
Lot Size:	21,879 SF
Price / SF:	\$108.95
Year Built:	1955

PROPERTY FEATURES

- I-A zoning
- 4 loading docks & 1 drive-in door (currently blocked over)
- Potential for Buyer to take over existing cultivation license
- Central location near I-70 & Colorado Blvd.
- Located in TOD (transit oriented development area)
- 10-13' clear height

For more information, please contact:

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CHASE GRIMES

Vice President

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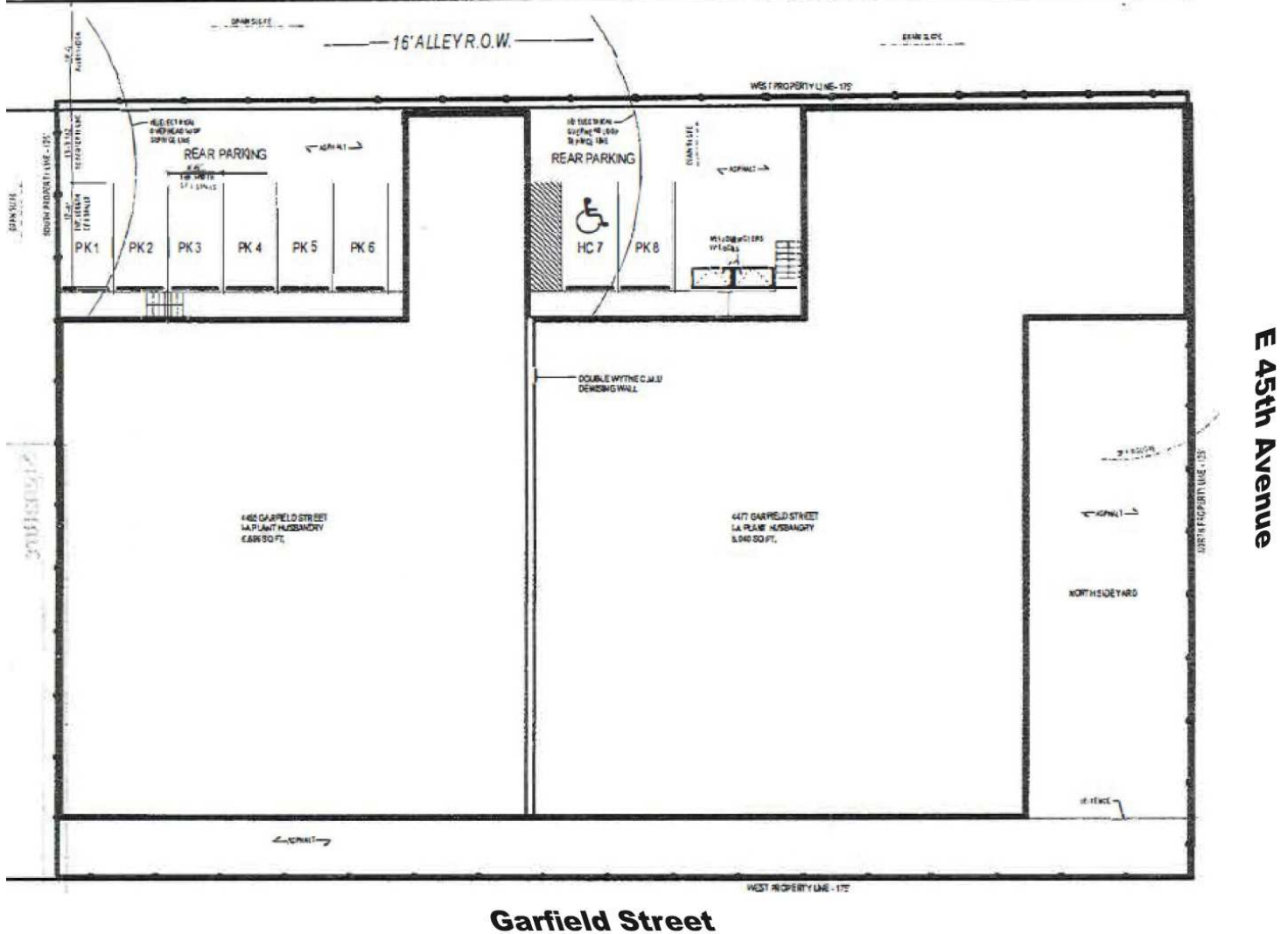
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One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com

Reach out to broker for full floor plan



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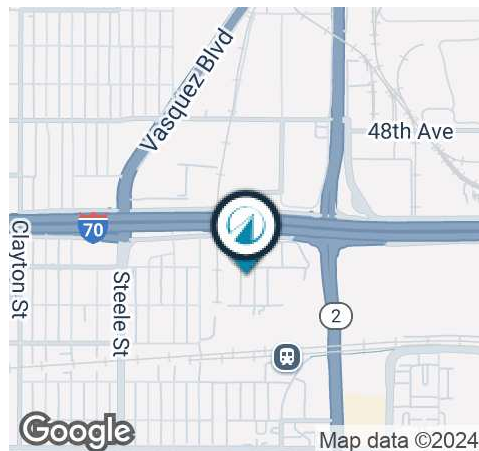
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AREA DEMOGRAPHICS:



Population

1 Mile	264
3 Mile	1,948
5 Mile	9,257



Households

1 Mile	70
3 Mile	614
5 Mile	3,193



Average HH Income

1 Mile	\$97,063
3 Mile	\$95,231
5 Mile	\$94,650

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