

Kentwood
Commercial

OFFERING MEMORANDUM

2746 & 2700 W 13th Avenue | Denver, Colorado





PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY:



Karen Landers
Senior Commercial Advisor

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PROPERTY SUMMARY



PROPERTY DETAILS

SALES PRICE	\$2,900,000
BUILDING SIZE	4,225 SF
TOTAL LAND SIZE	28,125 SF
SUBMARKET	SUN VALLEY
COUNTY	DENVER
ZONING	G-RO-3
PARCEL NUMBERS	0505401062000 & 0505401007000

PRIME REDEVELOPMENT OPPORTUNITY - SUN VALLEY, DOWNTOWN DENVER

Presenting a 0.65-acre corner lot in the rapidly redeveloping Sun Valley neighborhood, one of Denver's most dynamic urban growth areas. This unique property is zoned C-MX-8, allowing for a wide variety of commercial and mixed-use projects, including multifamily, retail, office, and hospitality. Its strategic location, just blocks from Empower Field at Mile High, places it in the heart of one of Denver's most active and visible districts, with excellent access to downtown, I-25, and major transit connections.

Currently owner-occupied, the property offers a valuable lease-back opportunity, providing potential interim income while future development plans are designed and approved. The site's corner positioning ensures excellent visibility and accessibility, making it ideal for high-profile development projects. The Sun Valley area is undergoing a remarkable transformation, fueled by major public and private investments. Significant infrastructure improvements, new residential and mixed-use developments, and large-scale projects such as The River Mile redevelopment and future Stadium District planning are reshaping the surrounding landscape. With its combination of strong zoning, high-visibility location, and proximity to major redevelopment initiatives, this property presents an exceptional opportunity for forward-thinking developers and investors.

PROPERTY HIGHLIGHTS

- *0.65-Acre Corner Redevelopment Site in Sun Valley**
- *C-MX-8 Zoning – Ideal for Mixed-Use, Multifamily, Retail, or Office**
- *Steps from Empower Field at Mile High & Minutes to Downtown Denver**
- *Owner Lease-Back Option for Interim Income**
- *Excellent Visibility & Accessibility with I-25 and Transit Nearby**
- *Surrounded by Major Redevelopment Momentum: River Mile & Stadium District**

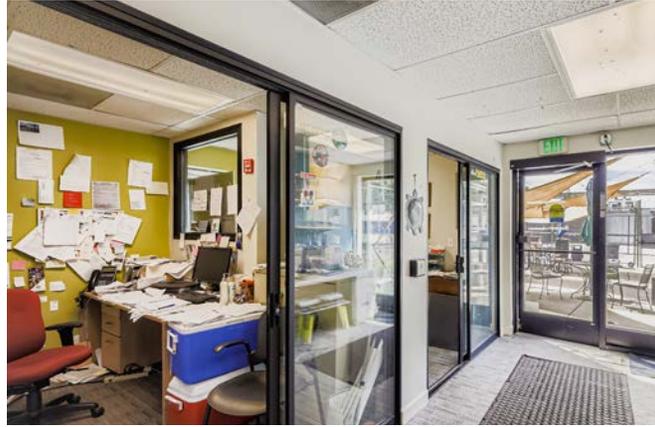
BUILDING PHOTOS



— GROUNDS PHOTOS —



INTERIOR PHOTOS



SITE PLAN



AREA MAP



BLOCKS TO DINING, BARS, BREWERIES & ENTERTAINMENT



EASY ACCESS TO DECATER-FEDERAL STATION & BUS STOPS



STRONG DEMOGRAPHICS: IDEALLY SITUATED FOR LABOR MARKET



WALK TO EMPOWER FIELD & 5 MIN DRIVE TO DOWNTOWN DENVER

DEMOGRAPHICS

POPULATION 2024	1 mi	16,787
	2 mi	100,831
	3 mi	251,831

MEDIAN AGE	1 mi	32.4
	2 mi	34.9
	3 mi	35.2

RENTER OCCUPIED HOUSEHOLDS	1 mi	5,158
	2 mi	35,374
	3 mi	87,219

OWNER OCCUPIED HOUSEHOLDS	1 mi	2,256
	2 mi	16,288
	3 mi	41,977

AVERAGE HOUSEHOLD INCOME	1 mi	\$105,300
	2 mi	\$112,388
	3 mi	\$105,556

CONSUMER INFO & BUSINESSES

DAYTIME EMPLOYEES	1 mi	12,192
	2 mi	156,318
	3 mi	221,408

AREA BUSINESSES	1 mi	1,088
	2 mi	12,670
	3 mi	22,198

TOTAL CONSUMER SPENDING	1 mi	\$221,233,980
	2 mi	\$1,595,843,731
	3 mi	\$3,953,895,395

SUN VALLEY

Sun Valley is one of Denver's most rapidly transforming neighborhoods, positioned just south of downtown and anchored by Empower Field at Mile High. Once a primarily industrial area, the neighborhood is now the focus of more than \$400 million in public and private investment, including new infrastructure, riverfront enhancements, and mixed-income housing developments. Major projects such as The River Mile redevelopment along the South Platte River and the future Stadium District master plan are reshaping the community into a vibrant, mixed-use destination.

The area's central location offers unmatched connectivity, with immediate access to I-25, Colfax Avenue, and light rail transit, making it convenient for residents, employees, and visitors alike. Just minutes from downtown Denver, Sun Valley benefits from proximity to some of the city's most sought-after amenities, including the South Platte River Trail system, Meow Wolf Denver, Ball Arena, Elich Gardens, and the Auraria Campus.

As one of the last centrally located neighborhoods undergoing redevelopment, Sun Valley presents a rare opportunity for forward-thinking developers and investors to capitalize on long-term value creation. Its mix of new residential communities, walkable amenities, and entertainment destinations is positioning Sun Valley as one of Denver's most exciting next-generation urban neighborhoods.



Sun Valley Redevelopment Opportunity

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