

FOR SALE/LEASE



762 KALAMATH ST

Denver, CO 80204



The Offering

Sale Price	\$1,926,888
Lease Rate	Negotiable
Address	762 Kalamath St
City State Zip	Denver CO 80204
Property Type	Industrial/Mixed Use
Year Built	1916/1968
Square Footage	5,153
Lot Size	7,144
Taxes	\$28,526 (2025)
Parking	8 spaces
Zoning	I-A and C-MS-5 (Split Zoning)
Enterprise Zoning	Yes (City and County of Denver)

Key Features

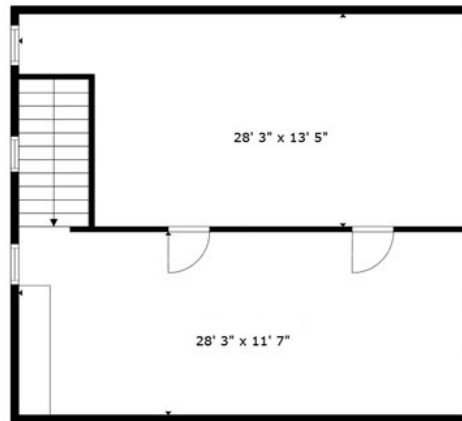
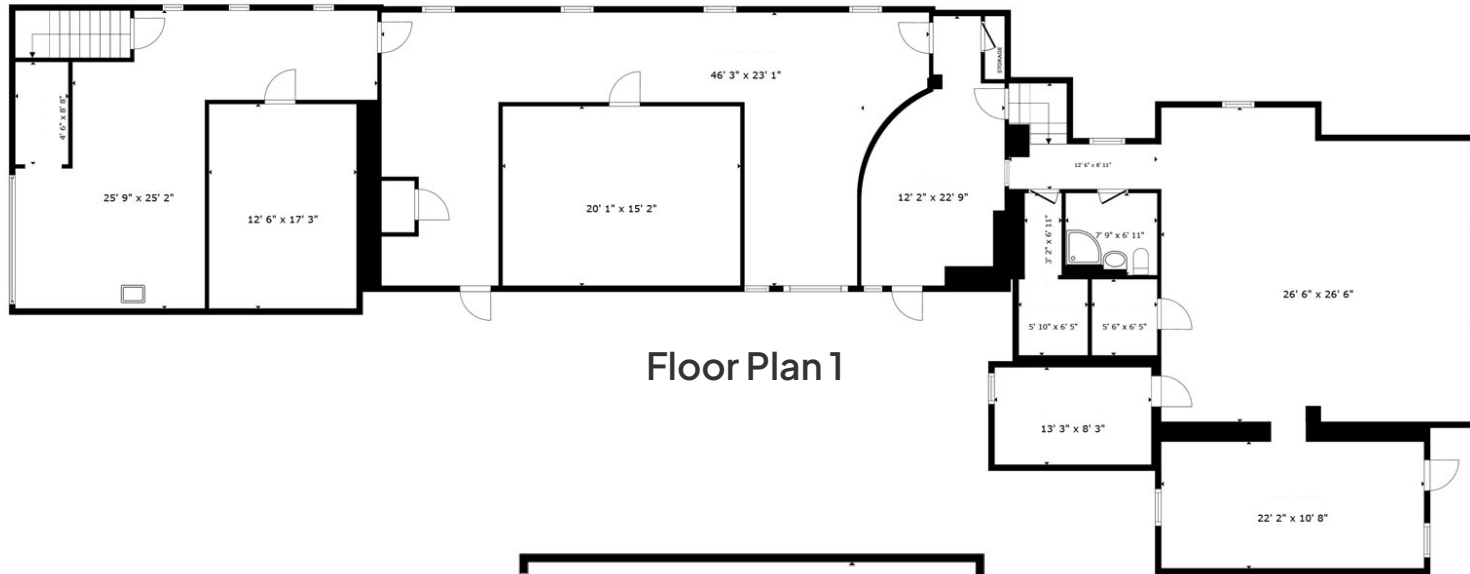
- ◆ **Strategic Economic Incentives:** Situated within the Denver Enterprise Zone, allowing owners and tenants to leverage substantial Colorado state tax credits for capital investments, job creation, and property rehabilitation.
- ◆ **Vertical Development Potential:** Capitalize on the C-MS-5 designation, allowing for a five-story vertical build-out in one of Denver's most sought-after urban corridors.
- ◆ **Flexible Loading & Access:** The building features an attached garage/loading area and sits on a level 0.16-acre lot, providing the essential logistical "back-of-house" space required for light industrial or high-volume retail operations.

Description

Commanding the high-profile corner of 8th Avenue and Kalamath Street, this property offers premier visibility at one of Denver's most critical transit junctions. With traffic counts exceeding 28,000 vehicles per day, 762 Kalamath serves as a high-impact branding opportunity for an owner-user or a strategic site for a developer.

The asset's dual-zoning (I-A and C-MS-5) provides a rare competitive advantage for mixed use potential. Situated just minutes from the Central Business District with immediate access to I-25 and 6th Avenue, this is a top-tier location for those seeking a dominant presence in a rapidly appreciating urban corridor within the Denver Enterprise Zoning.



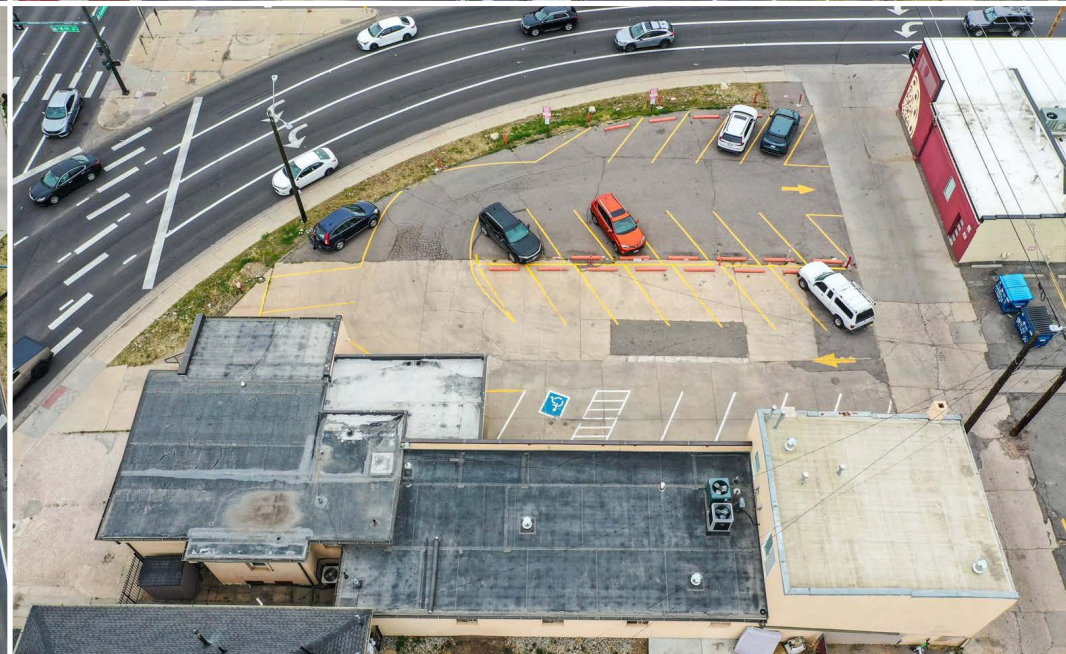


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> LOCATION MAP



Market Demographics

1,503,005 Total Population	36.7 Median Age	\$93,084 Median Household Income	\$156,877 Median Net Worth
2.3 Average Household Size	70,122 Total Businesses	852,700 Total Employees	3.7% Unemployment Rate



Local Market Overview

Denver, the capital of Colorado, is a dynamic and fast-growing city located at the base of the Rocky Mountains. Nicknamed the “Mile High City,” it sits at an elevation of 5,280 feet, offering stunning mountain views and a mild, sunny climate with over 300 days of sunshine each year.

Denver serves as a major economic hub in the western United States, with key industries including technology, aerospace, healthcare, and energy. The city has experienced significant population growth in recent years, attracting young professionals and businesses seeking a high quality of life and strong job opportunities.

Culturally, Denver features a vibrant arts and entertainment scene. Attractions like the Denver Art Museum and the historic Union Station highlight its blend of modern development and rich heritage.

Outdoor recreation is a defining feature of life in Denver, with easy access to skiing, hiking, and national parks. This combination of economic strength, culture, and natural beauty makes Denver a desirable place to live and visit.

Property Demographics

2025 Summary	3-Mile	5-Mile	10-Mile
Population	270,392	559,903	1,503,005
Households	139,647	262,929	643,673
Families	43,629	104,461	321,099
Average Household Size	1.89	2.08	2.29
Owner Occupied Housing Units	42,652	103,931	310,590
Renter Occupied Housing Units	96,995	158,998	333,083
Median Age	34.1	35.2	36.7
Median Household Income	\$100,860	\$100,062	\$93,084
Average Household Income	\$142,245	\$142,847	\$131,338



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