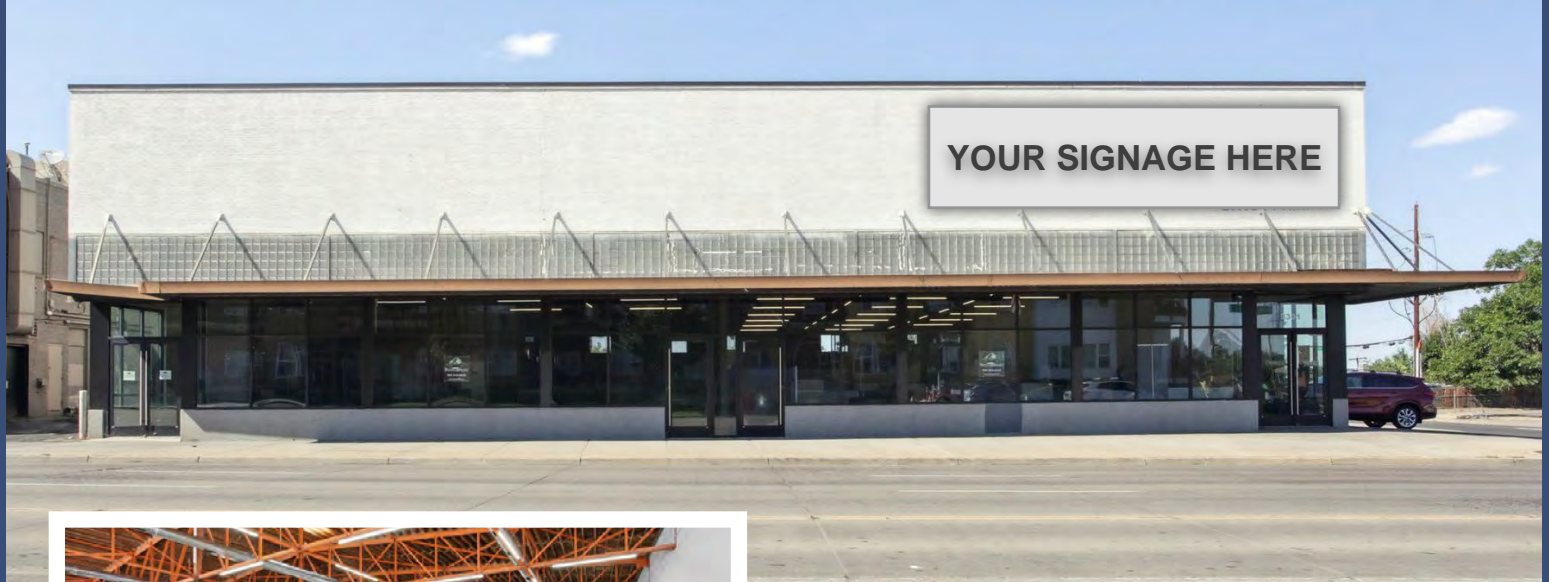


FOR SALE

PLATINUM CRE  
INVESTMENTS | BROKERAGE

# 3301 W. ALAMEDA AVENUE DENVER, CO 80219



**SALE PRICE: \$4,500,000 (\$243.24/SF)**

**Building Size:** ± 18,500 SF Main Level  
■ Additional ± 8,500 SF Basement  
■ Additional ± 3,500 SF Mezzanine

**Parking:** 17 Surface Spaces (on-site)

**Zoning:** E-MX-3, UO-1 UO-2

## ABOUT THE PROPERTY

This property offers an excellent opportunity for an owner-user or investor to acquire a large, freestanding, **high-visibility**, commercial property in a **prime West Denver location** while showcasing the following features:

- Approximately **18,500 SF** on the main level
- Sits on a 0.72-acre **corner lot** at a **signalized intersection**
- Prominent building and monument **signage**, ample **parking**, and **exceptional access**
- Has **multiple entrances** as well as **multiple drive-in and dock** loading options
- Its **E-MX-3 zoning** supports a wide variety of uses - **retail, office, residential, educational, recreational, arts, or entertainment** - and provides a highly adaptable layout that includes a large auditorium, classrooms, and abundant storage space.

## CONTACT

**PAUL CATTIN, CCIM, MICP**  
o 303-630-0606 | c 303-775-3856  
paul@platinum-cre.com

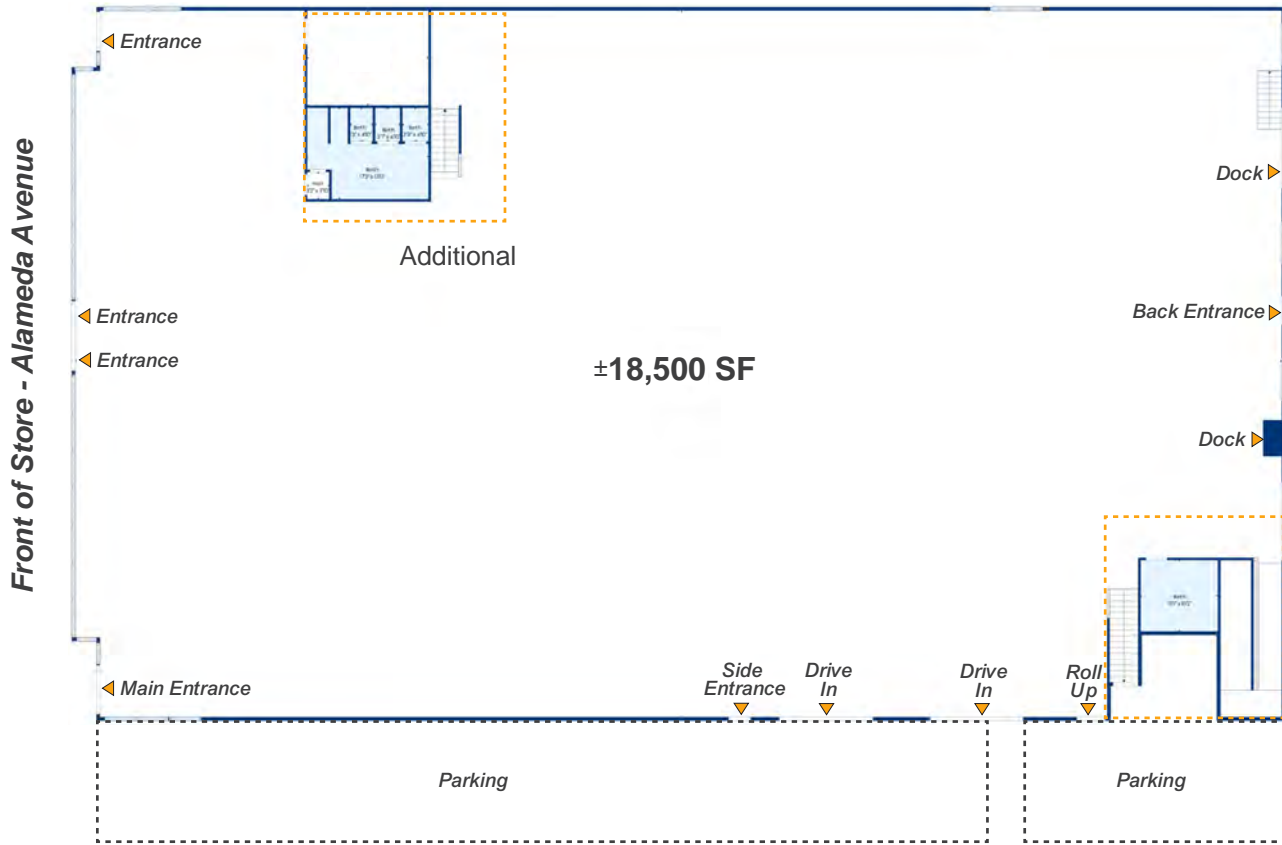
**ALEXIA MONTALVO**  
o 303-630-0606 | c 720-325-9039  
alexia@platinum-cre.com

3301 W. ALAMEDA AVE.  
DENVER, CO 80216

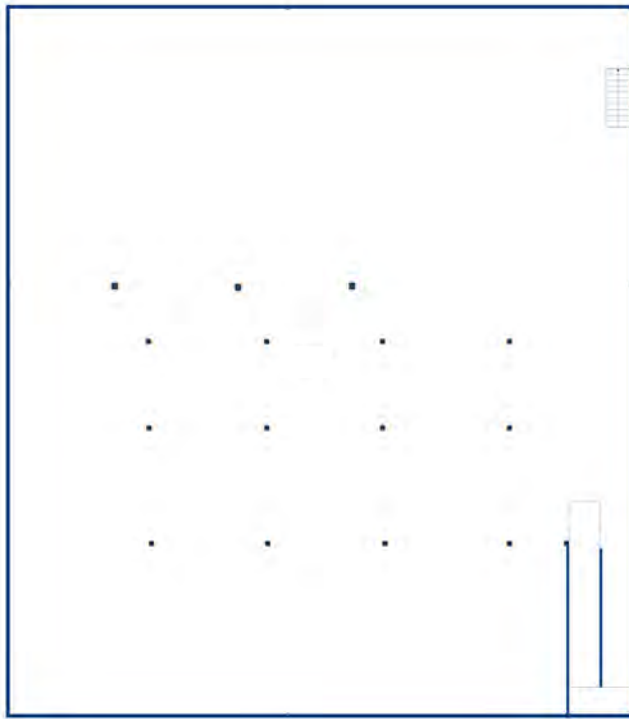
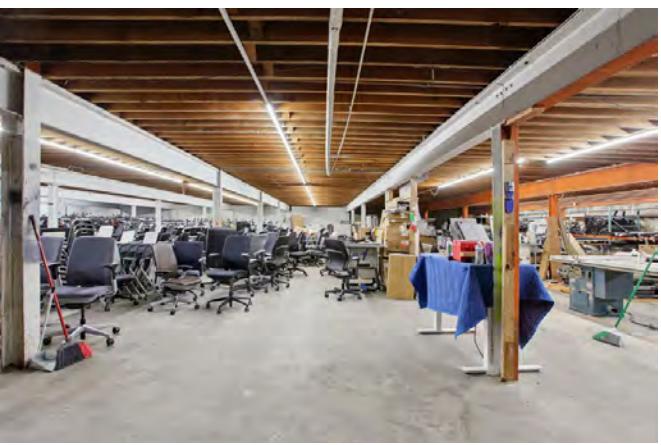


MAIN LEVEL  
MEZZANINE 1

MAIN LEVEL FLOORPLAN



MAIN LEVEL  
MEZZANINE 2



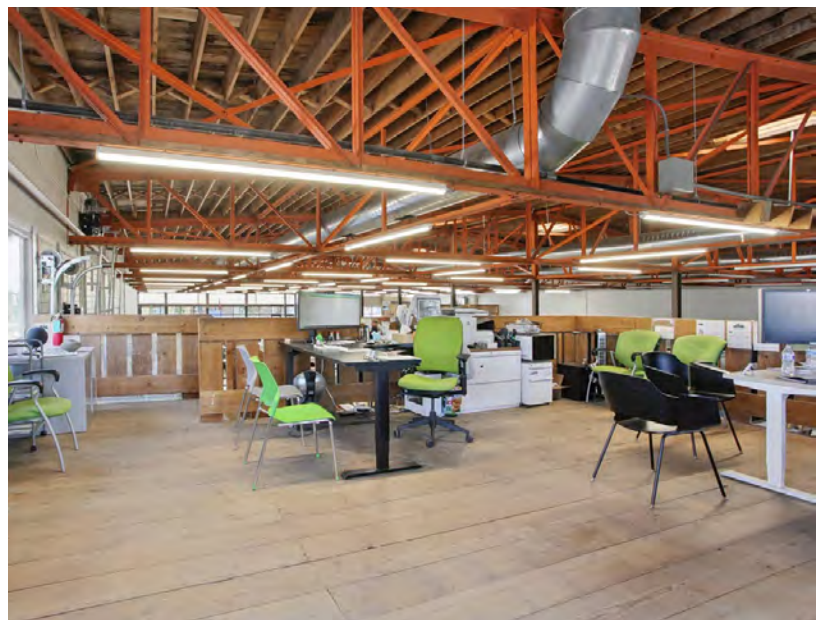
BASEMENT

## PROPERTY DETAILS & HIGHLIGHTS

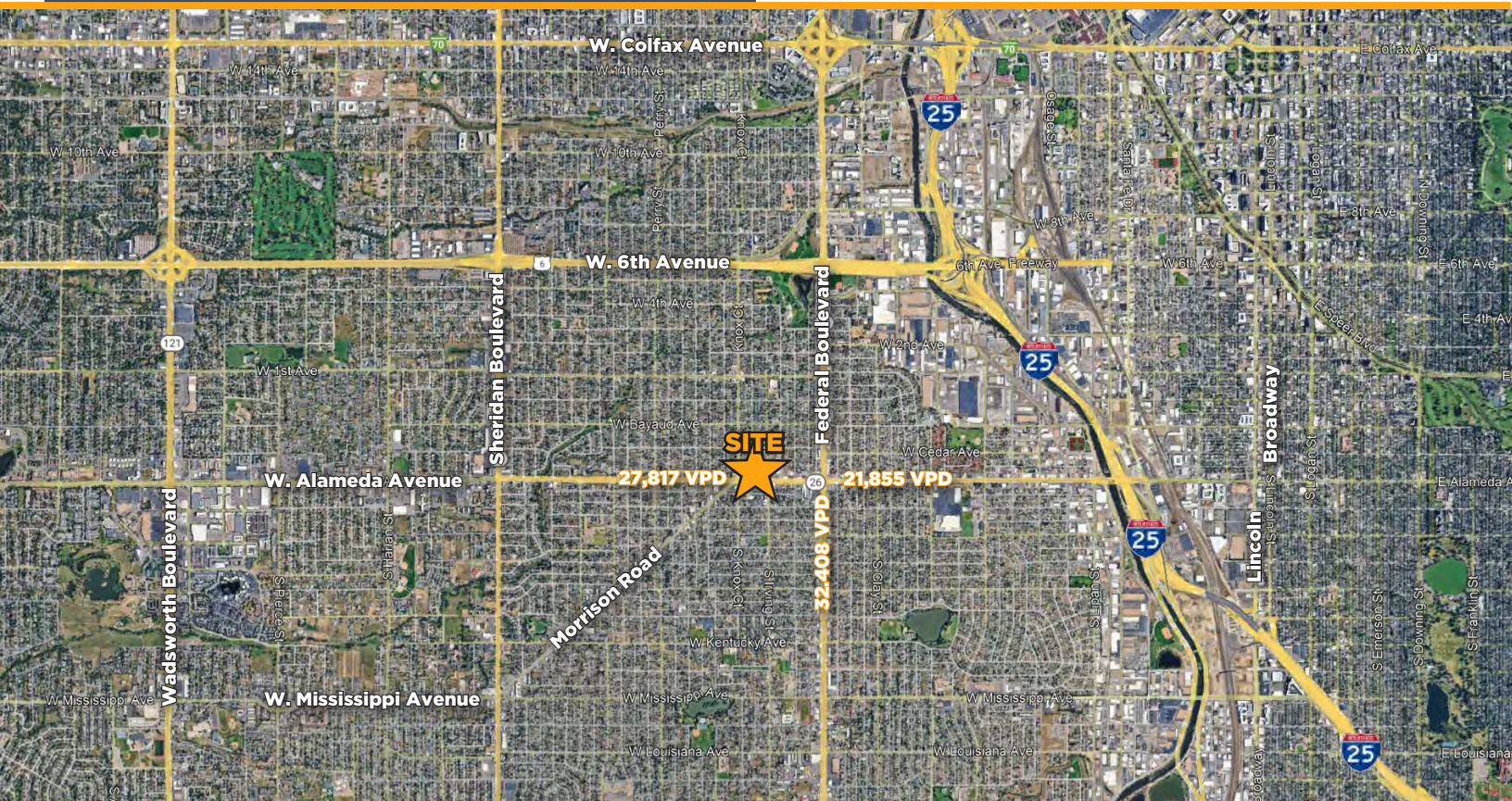
Address	3310 W. Alameda Avenue, Denver, CO 80216
Building Size	<b>± 18,500 SF Main Level</b> <ul style="list-style-type: none"><li>■ Additional ± 8,500 SF Unfinished Basement</li><li>■ Additional ± 3,500 SF Mezzanine/Second Level</li></ul>
Parking	17 Surface Spaces (on-site)
Recent Improvements	<ul style="list-style-type: none"><li>■ New skylight</li><li>■ New ductwork and HVAC system</li><li>■ Roof replaced in 2023 (Warranty)</li><li>■ New LED lighting</li><li>■ Two newly renovated unfinished bathrooms</li></ul>
Potential End-User Profiles	<ul style="list-style-type: none"><li>■ <u>Developers</u>: Mixed-use conversion, housing, education campus</li><li>■ <u>Entertainment Operators</u>: Event venue, performance hall, cultural center</li><li>■ <u>Creative Firms / Co-Work Operators</u>: Open floor plans, basement expansion potential, strong branding opportunity</li></ul>
Zoning	<b>E-MX-3, UO-1 UO-2</b> zoning opens the door to a wide range of possibilities: <ul style="list-style-type: none"><li>■ <u>Commercial</u>: Retail, restaurant, creative office, medical, co-working, showroom</li><li>■ <u>Institutional</u>: Educational, arts, recreation, worship</li><li>■ <u>Residential</u>: Apartments, mixed-use residential over ground floor commercial</li><li>■ <u>Entertainment</u>: Event center, performance venue</li></ul>
Lot Size	31,175 SF (0.72 Acres)
Year Built / Renovated	1951 / 2025
Ceiling Height	16 Feet
Loading	<b>5 Total Docks &amp; Drive-Ins</b> <ul style="list-style-type: none"><li>■ 2 (10 ft) pony docks at the rear</li><li>■ 2 drive-in docks (10 ft and 12 ft) on the side</li><li>■ 1 pony roll-up door on the side</li></ul>
Outdoor Space	Fenced and secure yard in back of building with swing gate for loading/storage
Signage	Excellent visibility of building signage
Historical Appeal	The building's diverse past—from retail to manufacturing to worship—adds authentic character while proving its adaptability. Its open floor plate, generous ceiling heights, and multi-level structure make it ideal for re-imagining as anything from a creative campus to a multi-tenant commercial hub.

*Contact us today to schedule a private tour or request full property details.*









## LOCATION

Situated at the corner of W Alameda Ave & Irving St, the property offers excellent visibility to both northbound and southbound traffic, with quick access to US-6, Federal Blvd, and I-25. The site is surrounded by high-density neighborhoods, including Barnum, Valverde, and Westwood, offering a strong built-in customer base.

- Walk Score: 65 / Transit Score: 45 / Bike Score: 71
- Minutes to Downtown Denver
- Proximity to grocery stores, restaurants, schools, parks, and public transit
- Within a dynamic, growing West Denver corridor

3301 W. ALAMEDA AVE.  
DENVER, CO 80216

## CONTACT

**PAUL CATTIN, CCIM, MICP**  
o 303-630-0606 | c 303-775-3856  
paul@platinum-cre.com

**ALEXIA MONTALVO**  
o 303-630-0606 | c 720-325-9039  
alexia@platinum-cre.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**PLATINUM CRE**  
INVESTMENTS | BROKERAGE

2000 S. Colorado Blvd, Suite 3100 | Denver, CO 80222 | platinum-cre.com