



GLA 7,892 SF	LOT 0.11 AC — Corner	BUILT 1982	ZONING E-MX-3A	PARKING 5 Surface	PRICE \$1,750,000
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PROPERTY OVERVIEW

1395 W Alameda Avenue is a 7,892-square-foot freestanding retail building on a hard corner at W Alameda Avenue and S Pecos Street in Denver’s West submarket. Built in 1982 of masonry construction, the two-story building occupies a 0.11-acre corner parcel with surface parking and strong frontage along one of West Denver’s primary east-west arterials. Zoned E-MX-3A, the site permits a broad mix of commercial and residential uses up to three stories — pairing in-place owner-user functionality with genuine mixed-use redevelopment potential. With roughly 31,000 vehicles per day passing the corner and a dense, growing trade area, the property offers a rare opportunity for owner-users, investors, and developers alike.

TRADE AREA & DEMOGRAPHICS

<p>31,000 Vehicles/Day <small>W Alameda / SH 26 - CDOT 2024</small></p>	<p>E-MX-3A Mixed-Use Zoning <small>Up to 3 stories - residential OK</small></p>	<p>Hard Corner Signalized Frontage <small>Pecos St & W Alameda Ave</small></p>
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Radius	1-Mile	3-Mile	5-Mile
2025 Population	14,600	231,000	554,000
Households	6,500	112,000	260,000
Median HH Income	\$70,000	\$93,000	\$96,000
Renter-Occupied	58%	63%	59%

Sources: CoStar (5-mile subject-centered), Colorado DOT (2024). 1- & 3-mile are area estimates pending final subject-centered pull.

1395 W Alameda Ave

Denver, CO 80223 | West Submarket • Freestanding Retail

INVESTMENT HIGHLIGHTS

- Hard, signalized corner at W Alameda Ave & S Pecos St with dual-street frontage and visibility.
- +/- 31,000 vehicles per day along W Alameda Avenue, a primary east-west arterial.
- E-MX-3A zoning permits a broad mix of commercial and residential uses up to three stories.
- Dual opportunity: in-place owner-user retail today with genuine mixed-use redevelopment upside.
- Existing commercial kitchen build-out and multiple restrooms already in place.
- Roughly two miles from downtown Denver with quick access to Santa Fe Dr (US-85), I-25 and 6th Ave.
- Flexible two-story floor plates suited to retail, office, medical, or creative / flex users.
- Dense, growing infill trade area: +/- 554,000 residents within five miles.

PROPERTY SPECIFICATIONS

PRICE

\$1,750,000

PRICE / SF

\$222

BUILDING SIZE

7,892 SF

LOT SIZE

0.11 AC - Corner

STORIES

2

YEAR BUILT

1982

CONSTRUCTION

Class C Masonry

ZONING

E-MX-3A (Mixed-Use)

PARKING

5 Surface

TRAFFIC COUNT

+/- 31,000 VPD

CROSS STREETS

W Alameda Ave & S Pecos St

SUBMARKET

Denver / West

LOCATION & ZONING

Positioned in Denver's West submarket, 1395 W Alameda sits on one of the city's key east-west arterials, minutes from Santa Fe Drive (US-85), Interstate 25, and West 6th Avenue, and roughly two miles from downtown Denver and the Santa Fe Arts District. Under E-MX-3A zoning the corner supports a wide range of retail, service, office, and residential uses up to three stories - allowing an owner-user to occupy today while preserving long-term redevelopment optionality in a rapidly densifying corridor.

OFFERED AT \$1,750,000 • OWNER-USER / REDEVELOPMENT OPPORTUNITY

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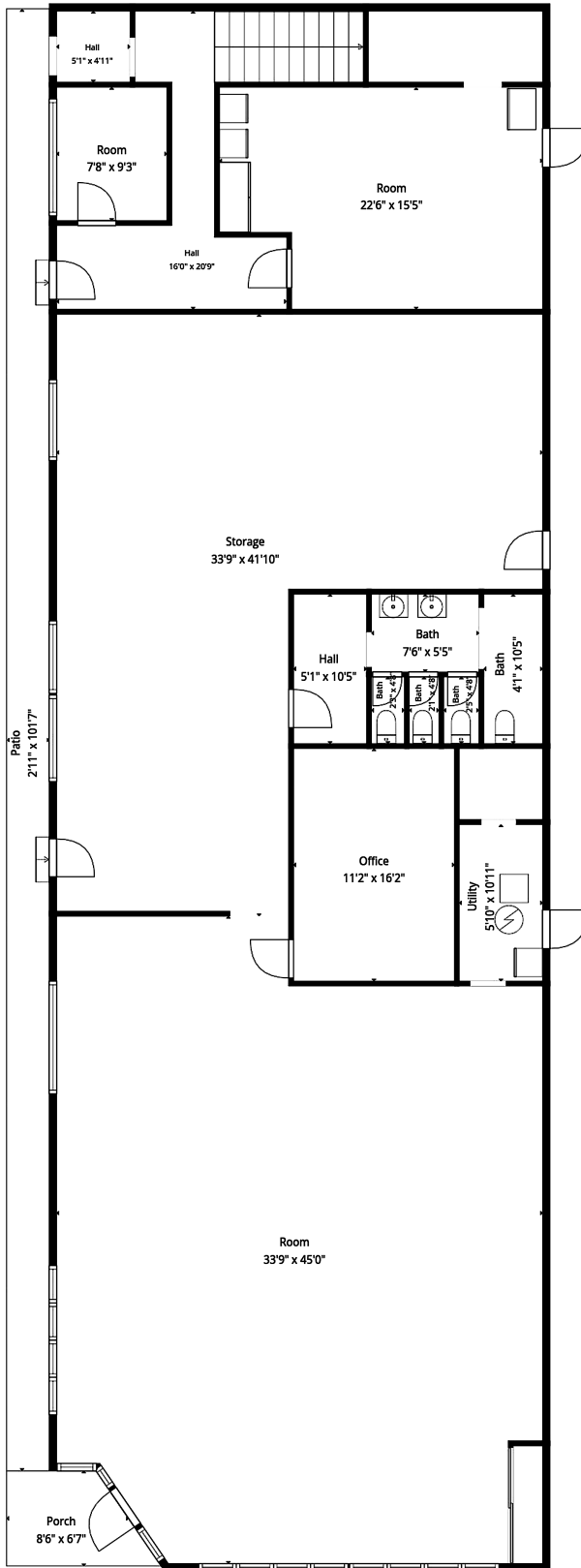
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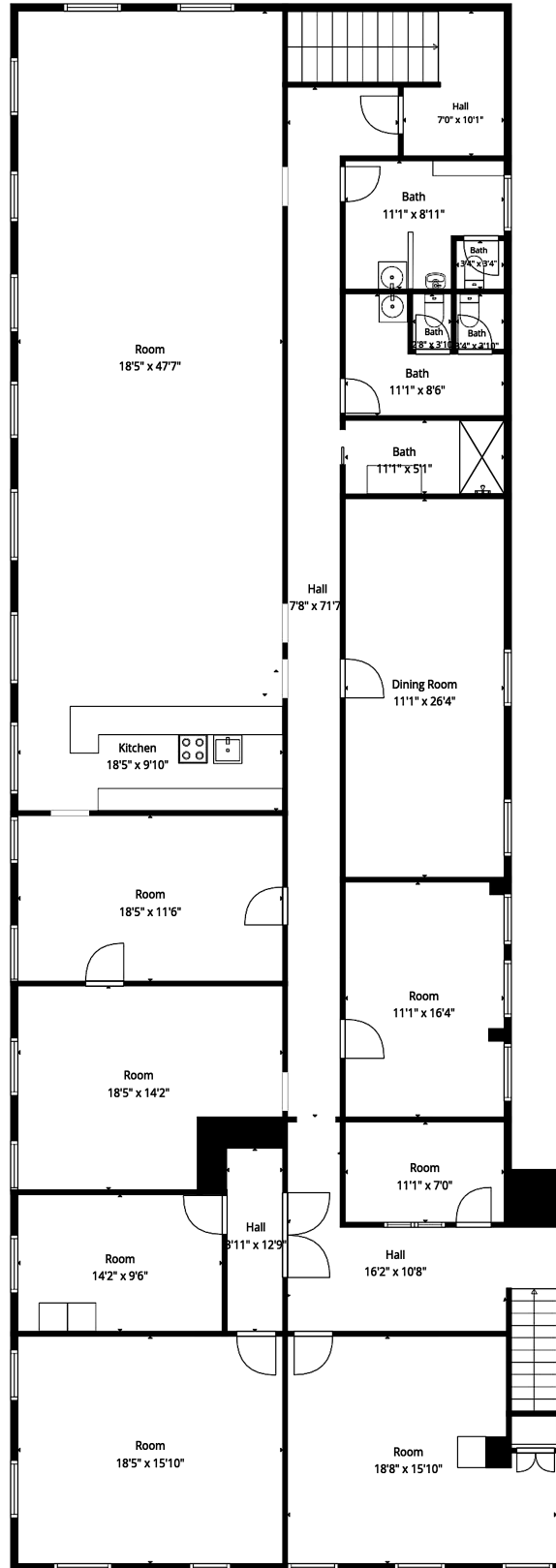


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1st Floor



2nd Floor

Measured floor-plan total 6,279 SF (1st 2,536 / 2nd 3,743); excludes storage, utility, patio, porch, walls. May differ from 7,892 SF public-record GLA.

Let's Talk About 1395 W Alameda

RE/MAX Professionals • Commercial Division

For additional information, financials, a property tour, or to submit an offer, please reach out to the listing team below.



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OFFERED AT \$1,750,000 • SCHEDULE A TOUR OR REQUEST FINANCIALS

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