Investment/Owner User Property

1400 & 1402 E. 64th Ave, Denver, CO 80229





| Building: | 10,502± SF* Combined | #Structures: | Five (5) | |
|-----------|--|-----------------|---------------------------------------|--|
| Lot Size: | .86± AC | | 2 - Residential | |
| YOC: | 1962/1983/1990 | | 3 - Warehouse/Storage/Service | |
| #Parcels: | Two (2) - #0182511201021 #0182511201020 | Structure Type: | Industrial / Residential | |
| | | Water/Sewer: | North Washington - Water Tap 3/4" (2) | |
| | | Ditch: | United Water | |
| Zoning: | I-2, Adams County | Gas/Electric: | Xcel Energy | |

^{*}Square footage is estimated and subject to change.

Also available for purchase: Parcel #0182511201019





5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021













| estminster | Sherrelwood | E 78th Ave | 12/1 | E 76th A |
|--|-----------------------|-----------------------|---------------|----------------------------|
| 17 (287) N 72 | WESTERN HILL: | E 73rd Av | | D ADAMS CITY |
| Westminster Station Nature Play Park | Twin Lakes W 70th Ave | (22) | 8th Ave | ADAMS CITY |
| Lowell Blvd. Berkley w 6 | 4th Ave | Washington E 64th Ave | BRITI AVE | Holly St. E 64th Ave. |
| | 0 | North Washington | | Commerce City |
| W S6th A | N Pecos | E 58th Ave | 1.1 | 6 E 58th Ave E 56th Ave |
| W S2nd | Ave. Sg | Mashington St | 10 / | E 52nd Ave |
| Rocky | GLO | BEVILLE | LYRIA-SWANSEA | Wy S2 48th Ave |
| Mountain W 46th A Lake Park | SUNNYSIDE | | Chaydon St | Smith Rd PARK HILL |
| NORTHWEST | St Test | VER NORTH | S CLAYTON | Kearney St E 35th Ave |
| HIGHI AND | HIGHLAND P | NORTI | H DENVER | MALK In Blad |

| DEMOGRAPHICS | | 1 Mile | 3 Miles | 5 Miles | | |
|--------------|--|----------|----------|------------------|--|--|
| | Population | 271 | 69,726 | 350,436 | | |
| | Households | 113 | 22,690 | 141,613 | | |
| \$ | Median HH Income | \$44,642 | \$64,746 | \$73,21 <i>7</i> | | |
| T | Median Age | 40.00 | 34.10 | 35.80 | | |
| | Median Age | 40.00 | 34.10 | 33.60 | | |
| | Traffic (2022) 2,177 vpd - E. 64th Ave @ Franklin St | | | | | |

CoStar 2023