

OWNER/USER OPPORTUNITY

Future Home of Denver
Summit FC (NWSL)

S ACOMA ST

W IOWA AVE

2nd Price Reduction! Motivated Owner!

INDUSTRIAL LAND WITH WAREHOUSE FOR SALE

1575 S Acoma St, Denver, CO 80223

Sales Price: ~~\$2,500,000~~ **\$2,400,000**

Building Size: 8,912 SF

Lot Size: 56,078 SF (2 parcels)



HENRY GROUP
REAL ESTATE

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OFFERING

This owner/user opportunity consists of two (2) parcels totaling 56,078 SF of land within the South Broadway redevelopment corridor, an area characterized by ongoing reinvestment and steady commercial activity. The property is improved with a 9,912 SF warehouse, offering functional industrial space with additional land providing flexibility for expansion or future repositioning.

The site benefits from excellent visibility, supported by traffic counts of 83K+ VPD at Santa Fe Drive and W. Florida Avenue, and features convenient access to I-25, Santa Fe Drive, and major arterial routes connecting to central Denver and surrounding neighborhoods.

Located approximately one-half mile north of the future home of Denver Summit FC (NWSL), the property is well positioned to benefit from increasing activity and continued growth in the surrounding area. Zoned I-A (Light Industrial), the site supports a range of light industrial and commercial uses, making it suitable for a variety of user-driven operations seeking a well-located property in an active corridor.

PROPERTY HIGHLIGHTS

- Located in the South Broadway re-development corridor
- Traffic counts of 83K+ VPD at Santa Fe Drive & W Florida Avenue
- Proximity to both I-25 and Santa Fe Drive
- I-A, Light Industrial zoning, allowing for a variety of light industrial and commercial uses
- Convenient access to I-25, Santa Fe Drive and major arterials



Property Address	1575 S Acoma Street, Denver, CO 80223
Lot Size	56,078 SF (2 parcels)
Building Size	8,912 SF
Zoning	I-A, Light Industrial (Click for Zoning Information)
2025 Taxes (both parcels)	\$48,231.64
2nd Reduced Sales Price	\$2,400,000 \$2,500,000





W MISSISSIPPI AVE

WASHINGTON
PARK



W LOUISIANA AVE



E LOUISIANA AVE

**SUBJECT
PROPERTY**



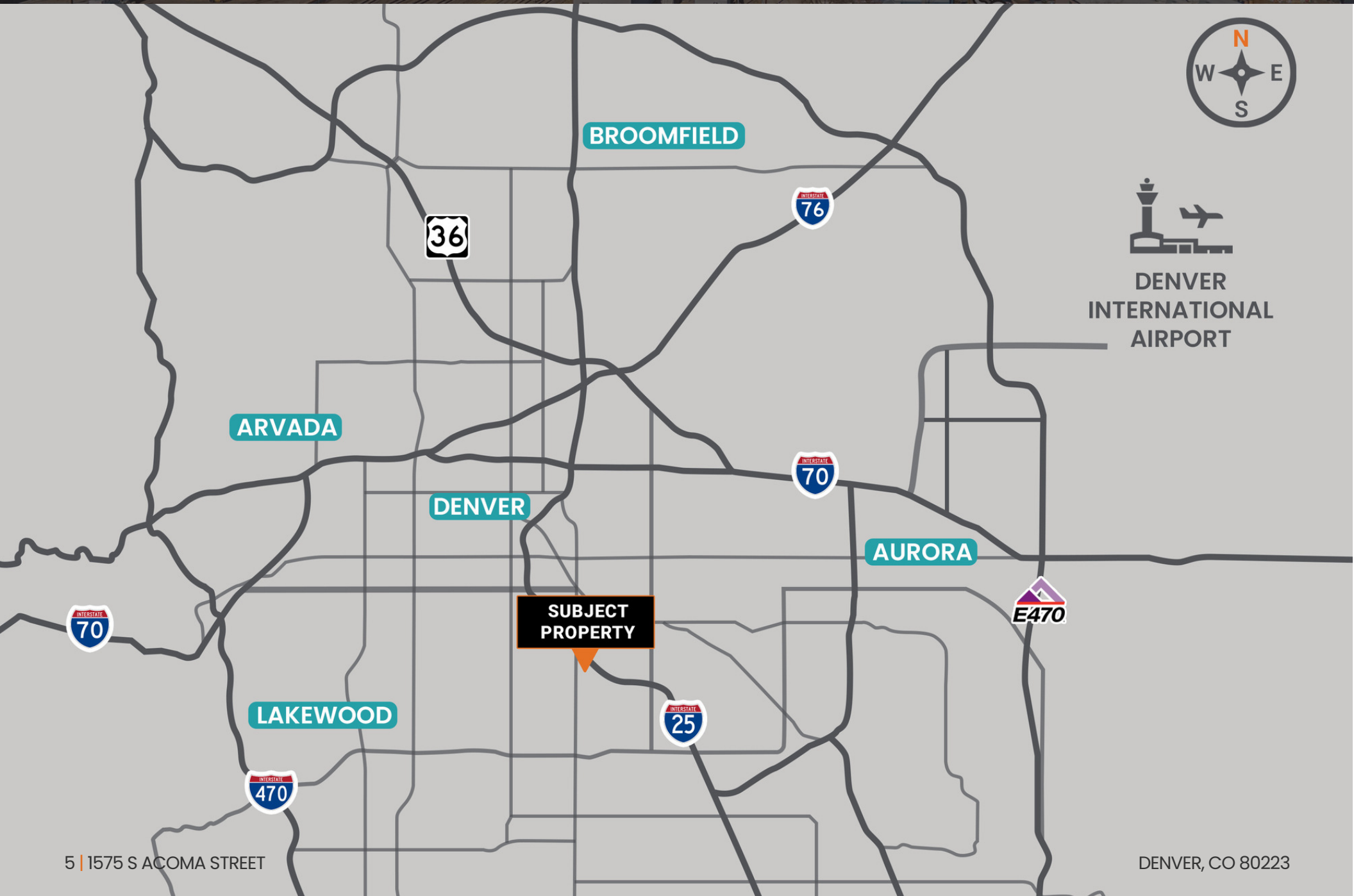
RUBY HILL
PARK

OVERLAND
GOLD COURSE

S SANTA FE DR

ACOMA ST

E EVANS AVE



DENVER
INTERNATIONAL
AIRPORT

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