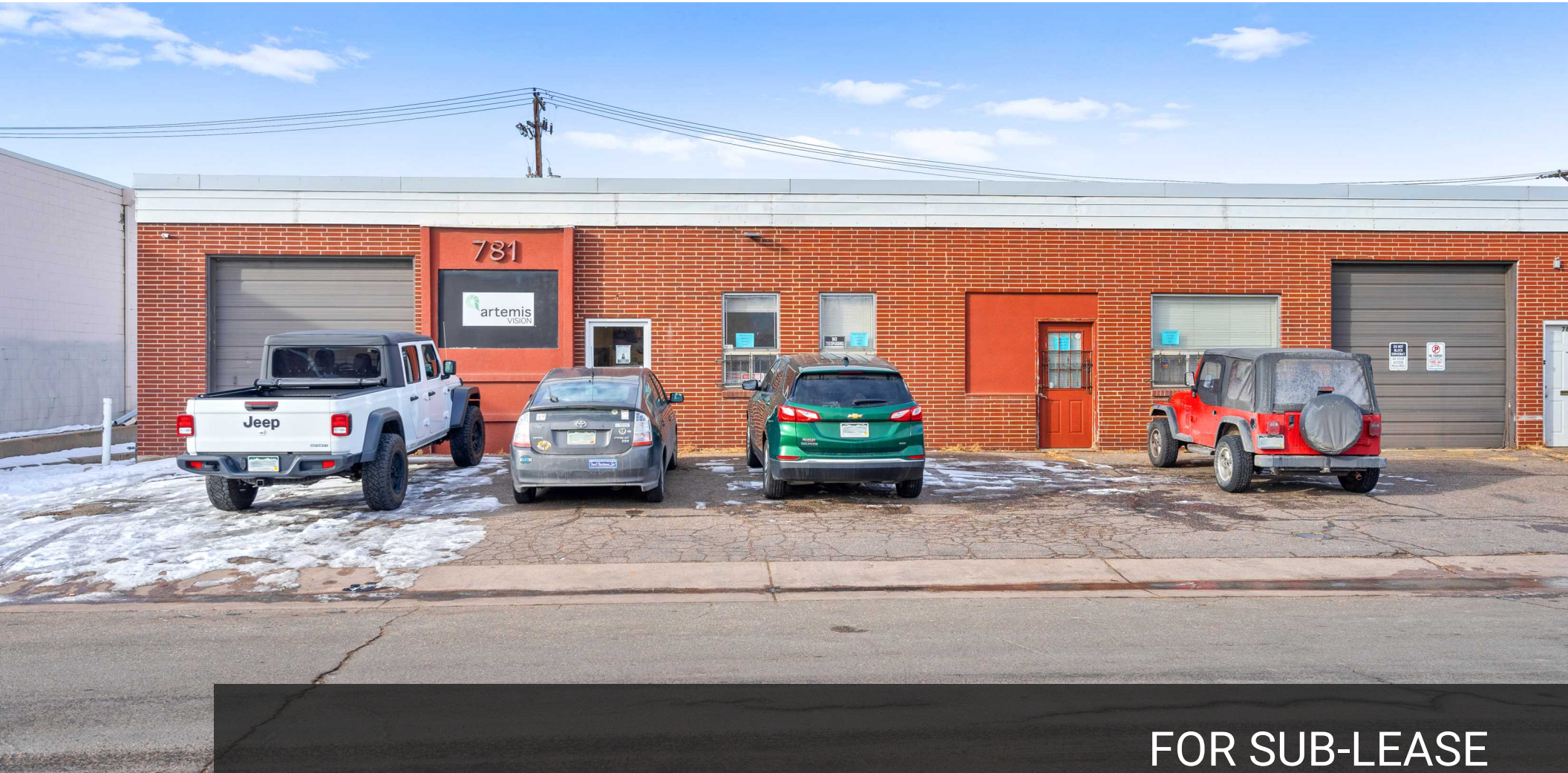


COMMERCIAL FLEX/INDUSTRIAL FOR SUB-LEASE

781 VALLEJO ST, DENVER, CO 80204

781 VALLEJO STREET, DENVER, CO 80204



FOR SUB-LEASE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC FRITZKE

Commercial Broker

O: (303) 539-7661

C: (720) 300-6363

eric@trinityteamre.com

HOPE SAWYER

Commercial Broker

O: 303-539-5573

hope@trinityteamre.com

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781 VALLEJO STREET



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EXECUTIVE SUMMARY

781 VALLEJO STREET



OFFERING SUMMARY

LEASE RATE:	\$14.85 s/f
LEASE TERM:	Negotiable
AVAILABLE SF:	5,400
CLEAR HEIGHT:	12-foot
CONSTRUCTION TYPE:	Masonry
CROSS STREETS:	8th Ave & I-25
DOCK DOORS:	1 Dock High
GRADE DOORS:	10' w x 10' h
NNN:	\$5.17 s/f
YEAR BUILT:	1961
ZONING:	I-A

Property Description

Versatile industrial/flex space in the heart of Denver, perfect for businesses seeking a prime location with flexibility for light industrial or office use. This 5,400 sq ft property boasts a 10x10 drive-in door and a dock-high loading. With a well-designed layout ideal for various operational needs. Zoned I-A, it offers a balanced environment suitable for businesses in light manufacturing, distribution, or office space, providing a buffer between residential and more intensive industrial zones.

Size: 5,400 sq ft of adaptable industrial/flex space

Loading: Equipped with 10x10 drive-in and dock-high loading dock.

Access: Quick access to I-25 and 8th Avenue, ensuring seamless connectivity to Metro Denver and beyond

Zoning: I-A (Light Industrial District), designed to accommodate business and light industrial uses compatible with nearby residential or mixed-use zones

Position your business strategically within Denver's thriving industrial sector.

***Current lease term through 1/31/2027 - Ownership Willing to negotiate a longer term.

PROPERTY PHOTOS

781 VALLEJO STREET



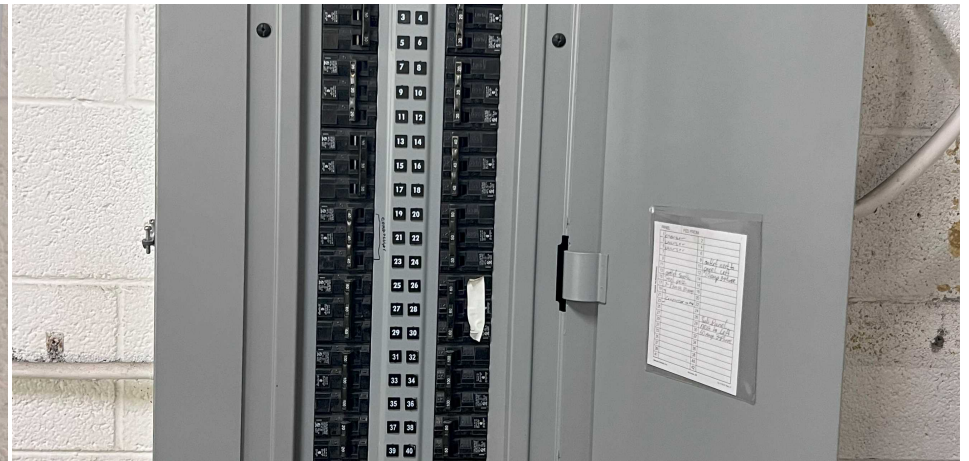
PROPERTY PHOTOS

781 VALLEJO STREET



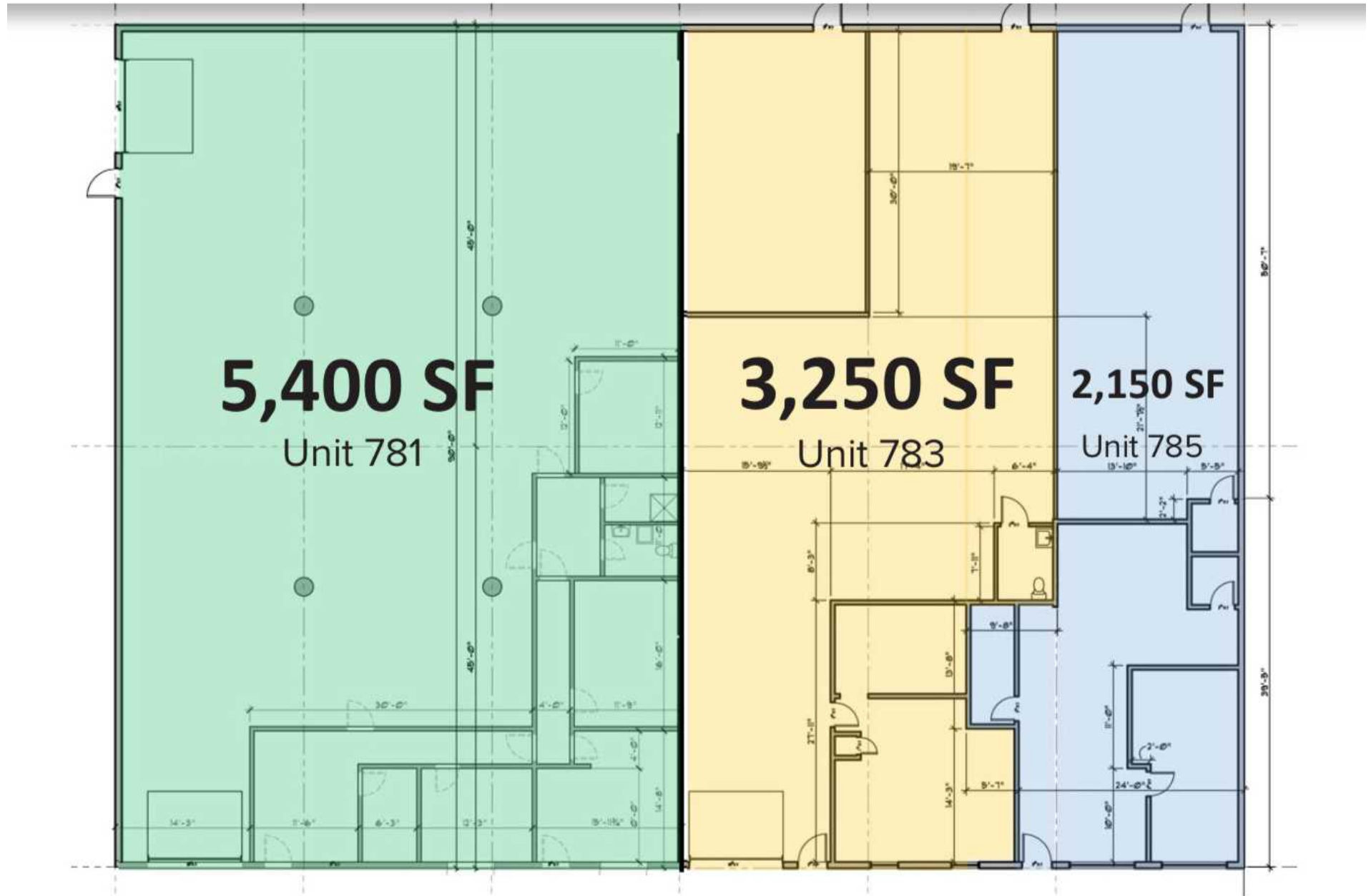
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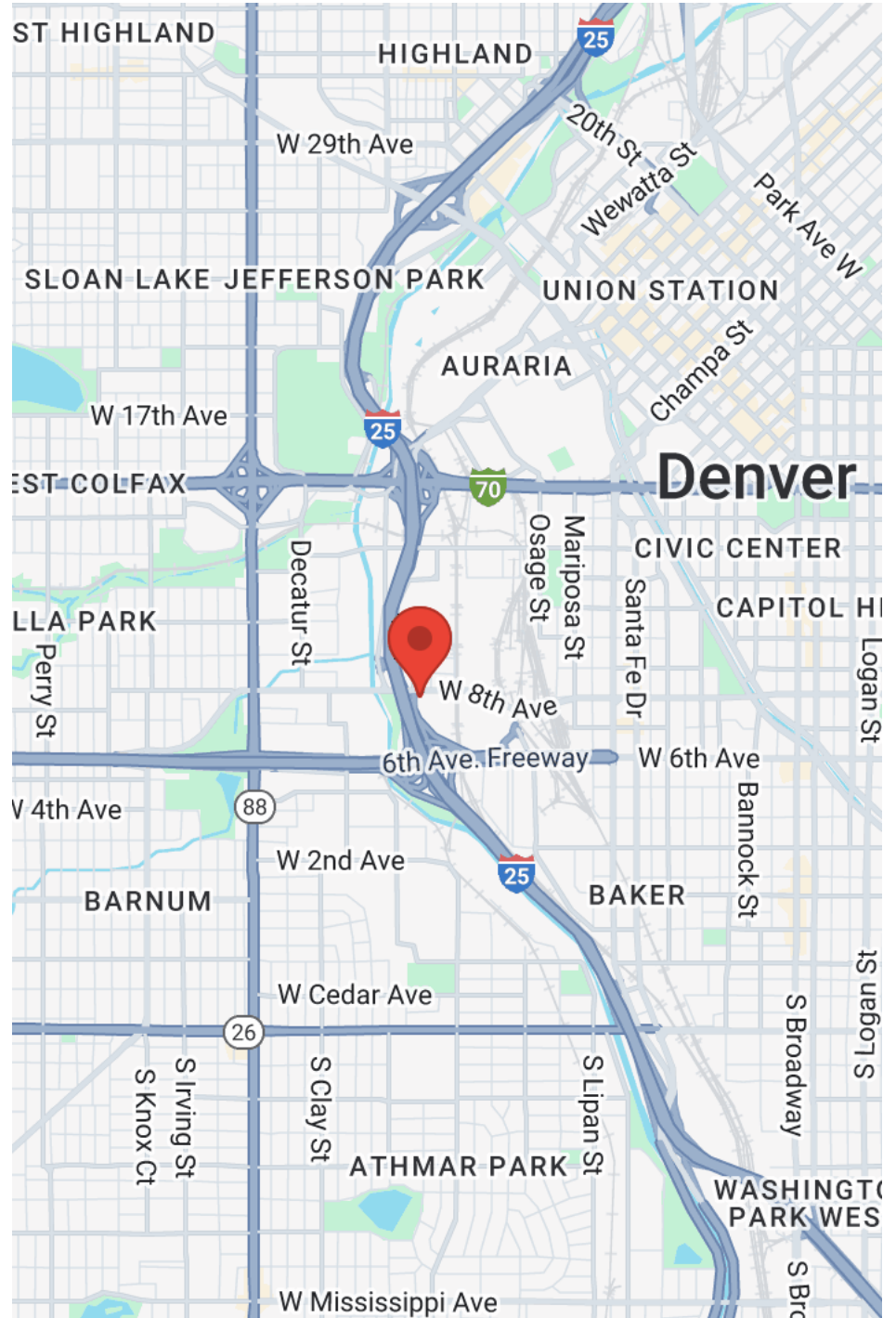
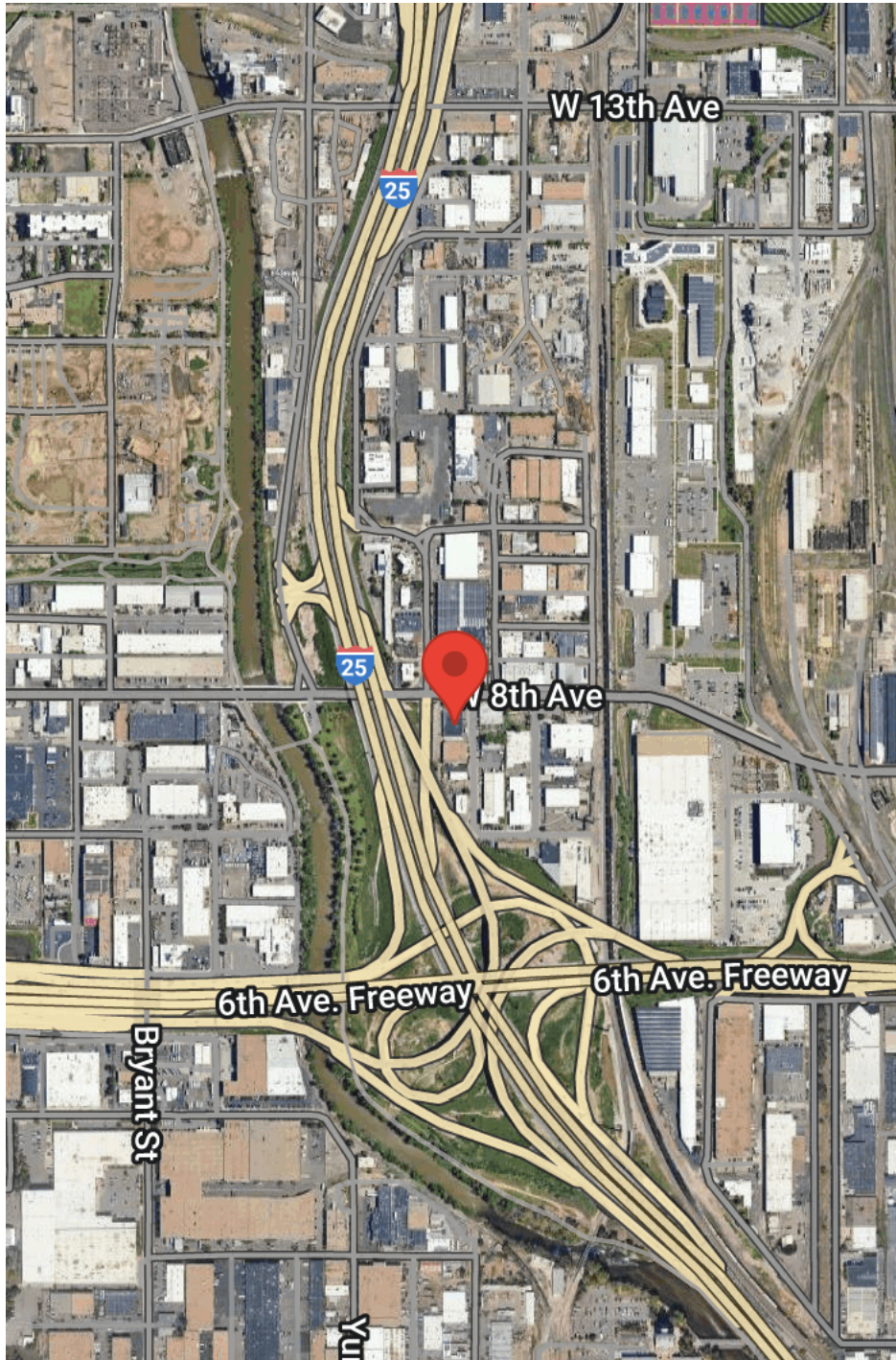
FLOORPLAN

781 VALLEJO STREET



LOCATION MAPS

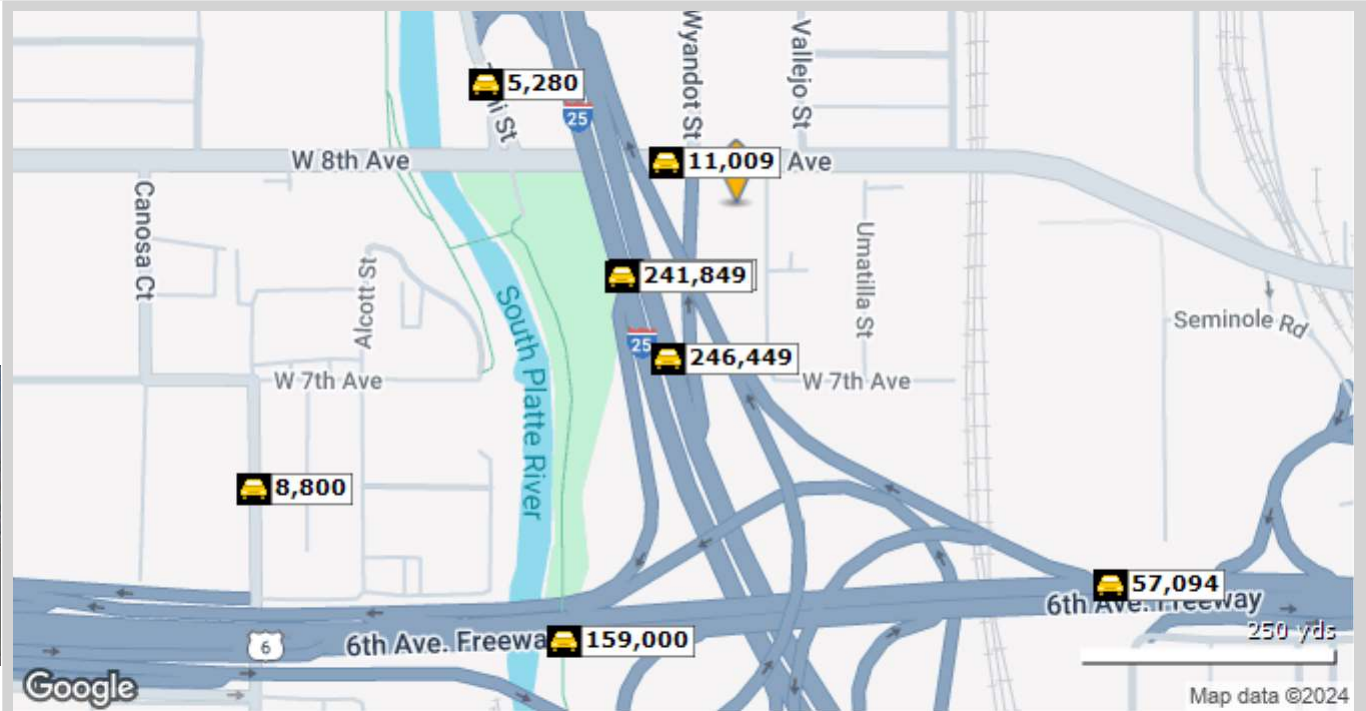
781 VALLEJO STREET



Traffic Count Report

781-785 Vallejo St, Denver, CO 80204

Building Type: **Industrial**
 RBA: **10,800 SF**
 Land Area: **.4 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -

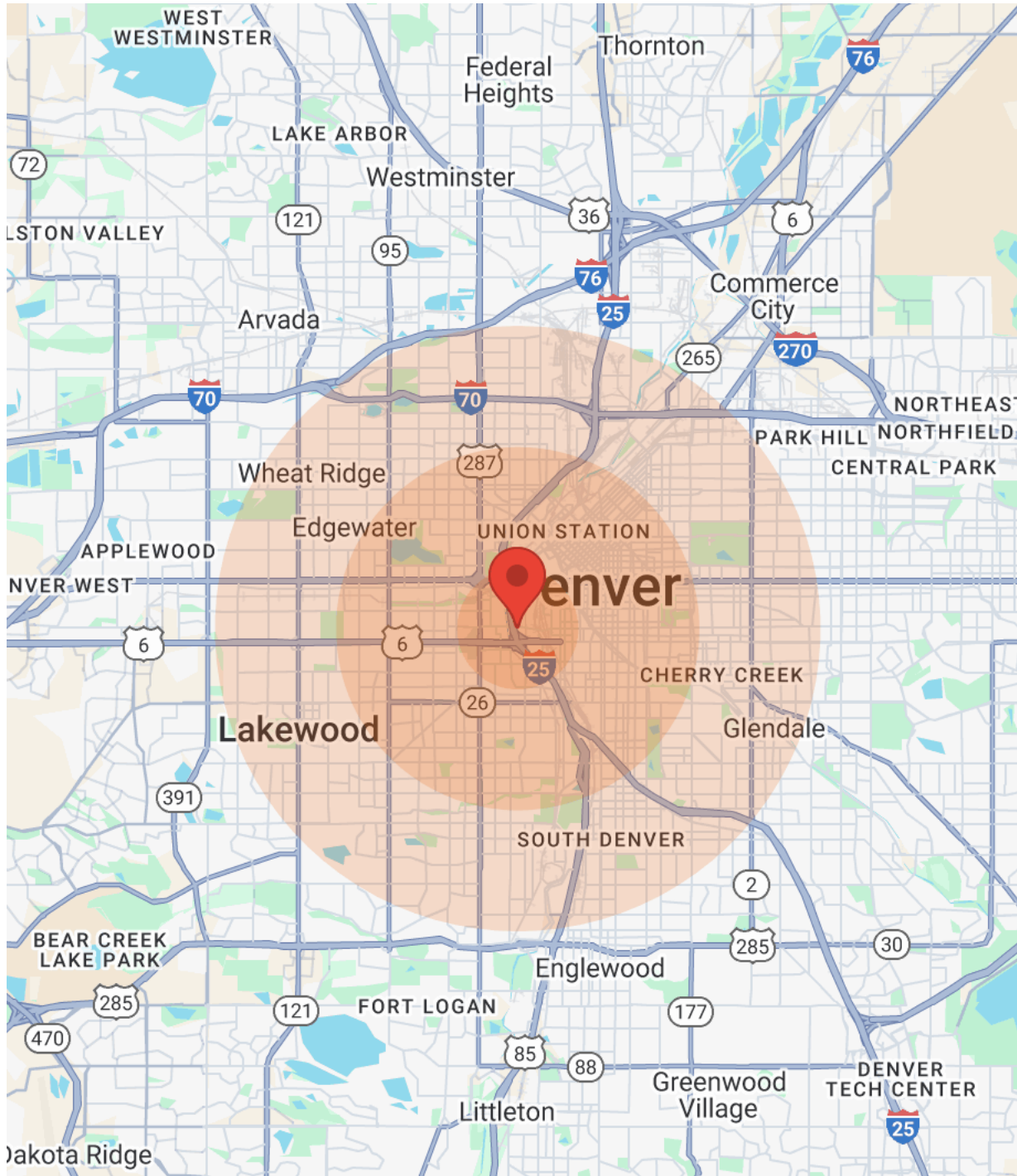


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W8TH AV	Wyandot St	0.02 E	2022	11,009	MPSI	.05
2 I- 25	W 8th Ave	0.06 N	2020	244,825	MPSI	.07
3 I- 25	W 8th Ave	0.06 N	2022	241,849	MPSI	.08
4 025A	W 7th Ave	0.06 E	2022	246,449	MPSI	.09
5 Zuni St	W 8th Ave	0.05 SE	2022	5,280	MPSI	.16
6 US Hwy 6	I- 25	0.10 E	2022	150,153	MPSI	.26
7 006G	I- 25	0.10 E	2019	159,000	AADT	.26
8 W6TH AV	Raritan Way	0.04 SE	2022	57,094	MPSI	.30
9 Bryant St	W 7th Ave	0.06 N	2022	7,866	MPSI	.32
10 BRYANT ST	W 7th Ave	0.06 N	2019	8,800	AADT	.32



DEMOGRAPHICS

781 VALLEJO STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,781	114,195	240,762
Female	7,375	104,666	234,423
Total Population	15,156	218,861	475,185

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,137	41,233	90,001
Ages 15-24	2,149	20,256	47,378
Ages 25-54	6,527	101,718	212,119
Ages 55-64	1,280	26,664	58,626
Ages 65+	1,063	28,990	67,061

Race	1 Mile	3 Miles	5 Miles
White	8,951	163,486	363,909
Black	1,302	7,363	16,698
Am In/AK Nat	143	1,416	2,383
Hawaiian	N/A	2	10
Hispanic	9,339	93,181	178,017
Multi-Racial	9,046	86,612	169,336

Income	1 Mile	3 Miles	5 Miles
Median	\$27,143	\$39,363	\$44,832
< \$15,000	2,018	20,705	37,052
\$15,000-\$24,999	848	13,958	26,670
\$25,000-\$34,999	551	11,248	23,776
\$35,000-\$49,999	778	14,917	29,427
\$50,000-\$74,999	854	15,844	36,484
\$75,000-\$99,999	335	9,532	21,341
\$100,000-\$149,999	239	9,493	21,626
\$150,000-\$199,999	31	3,583	7,686
> \$200,000	51	3,443	9,618

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,410	118,004	242,676
Occupied	5,994	107,511	222,651
Owner Occupied	2,073	41,446	104,343
Renter Occupied	3,921	66,065	118,308
Vacant	416	10,493	20,025