

SPACE FOR LEASE

6,480 SF

2261 W CORNELL AVE

ENGLEWOOD • CO

AVAILABLE

INDUSTRIAL PROPERTY

MATT KULBE *Principal*

720.635.4591 • matt.kulbe@navpointre.com

AVERY SPROUT *Associate*

720.391.4845 • avery.sprout@navpointre.com

navpoint

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	12,577	148,033	366,114
2025 Estimate	12,366	142,917	384,700
Growth 2025-2030	1.7%	1.7%	1.8%
Average Age	36	39	39
Average Household Income	\$82,000	\$111,400	\$118,300
BUSINESS			
Labor Force	6,766	80,497	199,204
Workday Population	16,519	141,485	379,516



LOCATION OVERVIEW



S Wyandot St

W Cornell Ave

SPACE FOR LEASE

6,480 SF

2261 W CORNELL AVE

ENGLEWOOD • CO

AVAILABLE

INDUSTRIAL PROPERTY

MATT KULBE *Principal*

720.635.4591 • matt.kulbe@navpointre.com

AVERY SPROUT *Associate*

720.391.4845 • avery.sprout@navpointre.com

navpoint