



AUTO/REDEVELOPMENT SITE AVAILABLE

2235 S SYRACUSE WAY
 DENVER, CO 80231

Property Summary

- Full Interior Renovation in 2022 with New HVAC
- Monument Signage
- Newly Installed Sand Trap
- Two (2) Automatic & Insulated Drive-In Doors
 - Door 1: 10' x 12'
 - Door 2: 12' x 12'
- Two (2) Brand New Hydraulic Lifts

Property Zoning | B-4

Zoning Code: <https://acrobat.adobe.com/link/track?uri=urn:aa-id:scds:US:eab0df76-1bdb-37cf-9ff7-f84b618b277b>

Property Features

Sale Price	\$1,650,000
Lease Rate	Contact Broker
NNN Expenses (2021) Estimate	\$7.70
Total Building SF	2,124 SF
Land Area	13,124 SF (0.3 AC)
Loading	Two (2) Drive-In Doors
Y.O.C / Renovated	1972/2022
Zoning	B-4 (Arapahoe County)
Taxes (2021)	\$9,640.88
Property Type	Auto Building
Parking	Ample

For more information:



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DEMOGRAPHICS

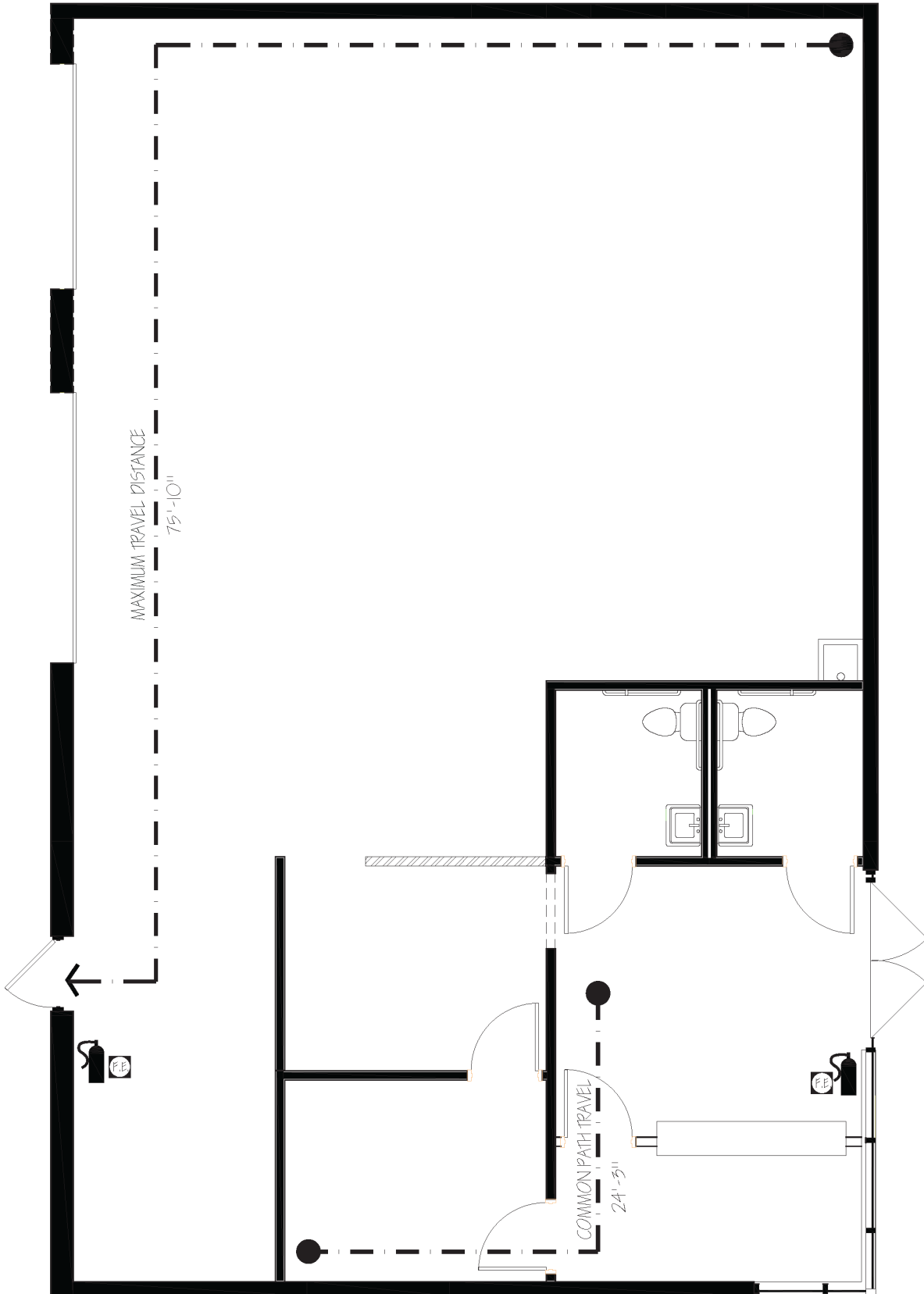
POPULATION	1 Mile	3 Miles	5 Miles
2022 POPULATION	24,967	190,749	441,381
2027 POPULATION PROJECTION	26,614	204,982	471,460
ANNUAL GROWTH 2010-2022	1.5%	1.6%	1.4%
ANNUAL GROWTH 2022-2027	1.3%	1.5%	1.4%
MEDIAN AGE	36.8	37.8	38
HOUSEHOLDS			
2022 HOUSEHOLDS	11,550	91,295	204,363
ANNUAL GROWTH 2022-2027	1.3%	1.5%	1.4%
AVG HOUSEHOLD SIZE	2.1	2	2.1
AVG HOUSEHOLD VEHICLES	2.00	2.00	2.00
HOUSING VALUES			
MEDIAN HOME VALUE	\$445,622	\$445,087	\$464,261
MEDIAN YEAR BUILT	1985	1978	1975
HOUSEHOLD INCOME			
AVG HOUSEHOLD INCOME	\$88,488	\$94,112	\$102,753
MEDIAN HOUSEHOLD INCOME	\$66,922	\$68,626	\$73,154

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BUILDING PHOTOS



2235 S SYRACUSE WAY FLOORPLAN



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