

RETAIL FOR SALE

**4900 W. 46TH AVE.**

DENVER, CO 80212



**FOR SALE**

KELLERWILLIAMSADVANTAGE REALTY,  
& Lucchesi Property Group



Each Office Independently Owned and Operated

PRESENTED BY:

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# EXECUTIVE SUMMARY

4900 WEST 46TH AVENUE



## OFFERING SUMMARY

PRICE:	\$899,999
BUILDING SF:	2040
PRICE / SF:	490.19
LOT SIZE:	8712 SF
ZONING:	U-SU-C1

## PROPERTY OVERVIEW

Here's your chance to own a rare gem in the heart of Berkeley! This 2,040 sq. ft. retail building offers the perfect combination of charm, location, and versatility. Uniquely zoned for commercial use within a fully residential neighborhood, this property opens the door to endless possibilities. Located directly across from the picturesque Berkeley Lake, the property enjoys stunning views and steady activity from park visitors. The neighborhood's vibrant community, upscale homes, and thriving local culture make this an unbeatable location for a wide range of businesses. Whether you're an entrepreneur looking for the perfect owner/user opportunity or an investor seeking a high-demand property, this building has the potential to meet your needs. Its versatile layout is ideal for retail, a café, creative studio, or office space, while the highly sought-after location ensures strong appreciation and long-term value. Opportunities like this don't come around often! Contact us today to schedule a tour and explore the potential of this exceptional property.



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## LOCATION & HIGHLIGHTS

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### LOCATION INFORMATION

Building Name: 4900 W. 46th Ave.

City, State, Zip Denver, CO 80212

County: Denver

Cross Streets: 46th & Xavier

### LOCATION OVERVIEW

Berkeley Lake is a serene centerpiece in the vibrant Berkeley neighborhood of northwest Denver, offering a unique blend of natural beauty and urban charm. The lake is part of Berkeley Lake Park, a well-maintained 83-acre green space that serves as a hub for outdoor recreation and community gatherings. The park features scenic walking and biking paths, sports fields, tennis courts, a recreation center, and a dog park, making it a favorite destination for residents and visitors alike. The lake itself provides a peaceful setting for fishing, picnicking, or simply enjoying Denver's beautiful weather and mountain views. Surrounding Berkeley Lake is a lively, diverse neighborhood known for its tree-lined streets, eclectic architecture, and proximity to some of Denver's best shops, restaurants, and entertainment options. The Tennyson Street Cultural District, just a short stroll away, is a bustling corridor of boutiques, art galleries, craft breweries, and locally-owned eateries. With its unique blend of tranquility and activity, Berkeley Lake offers the best of both worlds—a picturesque retreat in the heart of one of Denver's most dynamic neighborhoods. Whether for recreation or relaxation, this area exemplifies the charm and character that make Berkeley a highly desirable place to live and do business.

### PROPERTY HIGHLIGHTS

- b Prime Location: Situated in Denver's highly desirable Berkeley neighborhood, directly across from Berkeley Lake and its vibrant park amenities.
- b Unique Zoning: Commercially zoned property nestled within a fully residential area—offering rare flexibility and appeal for diverse business uses.
- b Sizable Space: 2,040 sq. ft. of versatile space, ideal for a range of business ventures, from boutique retail to creative studios or offices.
- b Owner/User Potential: A fantastic opportunity for entrepreneurs seeking a location to establish and operate their own business in a thriving area.
- b Investment Opportunity: The high-demand location and zoning make this property an excellent addition to an investor's portfolio with strong appreciation potential.
- b Community Hub: Close proximity to Berkeley Lake Park, which draws steady traffic from park goers, families, and outdoor enthusiasts.
- b Vibrant Surroundings: Minutes from the Tennyson Street Cultural District, featuring top-rated restaurants, boutique shops, art galleries, and breweries.
- b Accessible Location: Convenient access to major thoroughfares and public transportation, ensuring ease of connectivity for customers and clients.

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## PROPERTY PHOTOS

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## PROPERTY PHOTOS

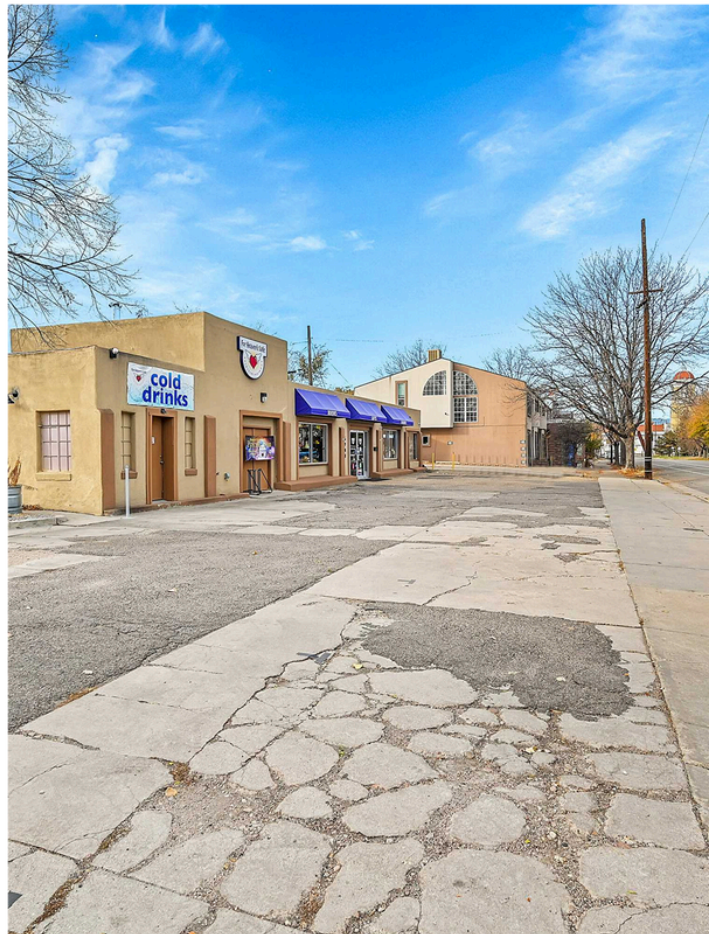
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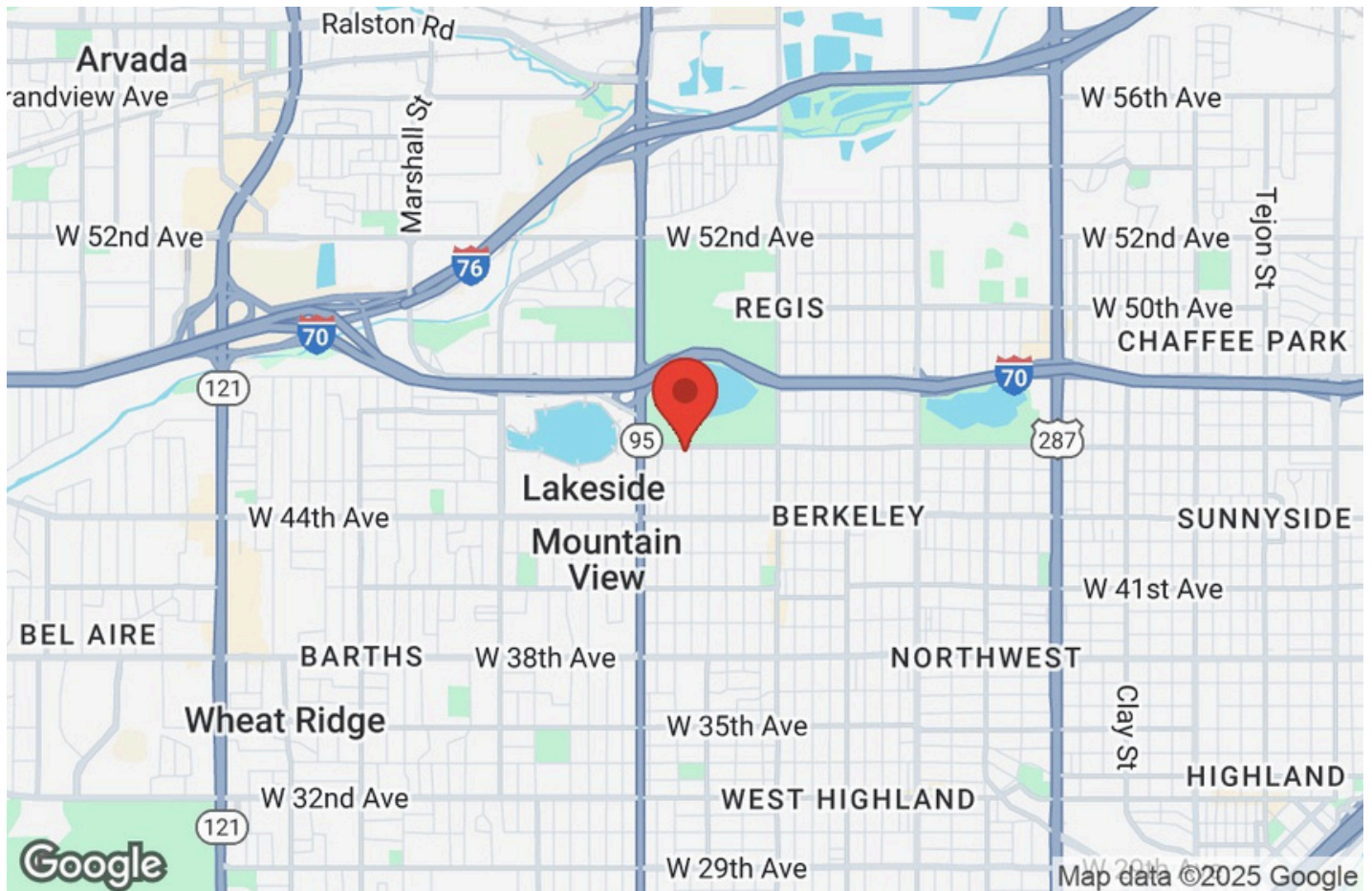
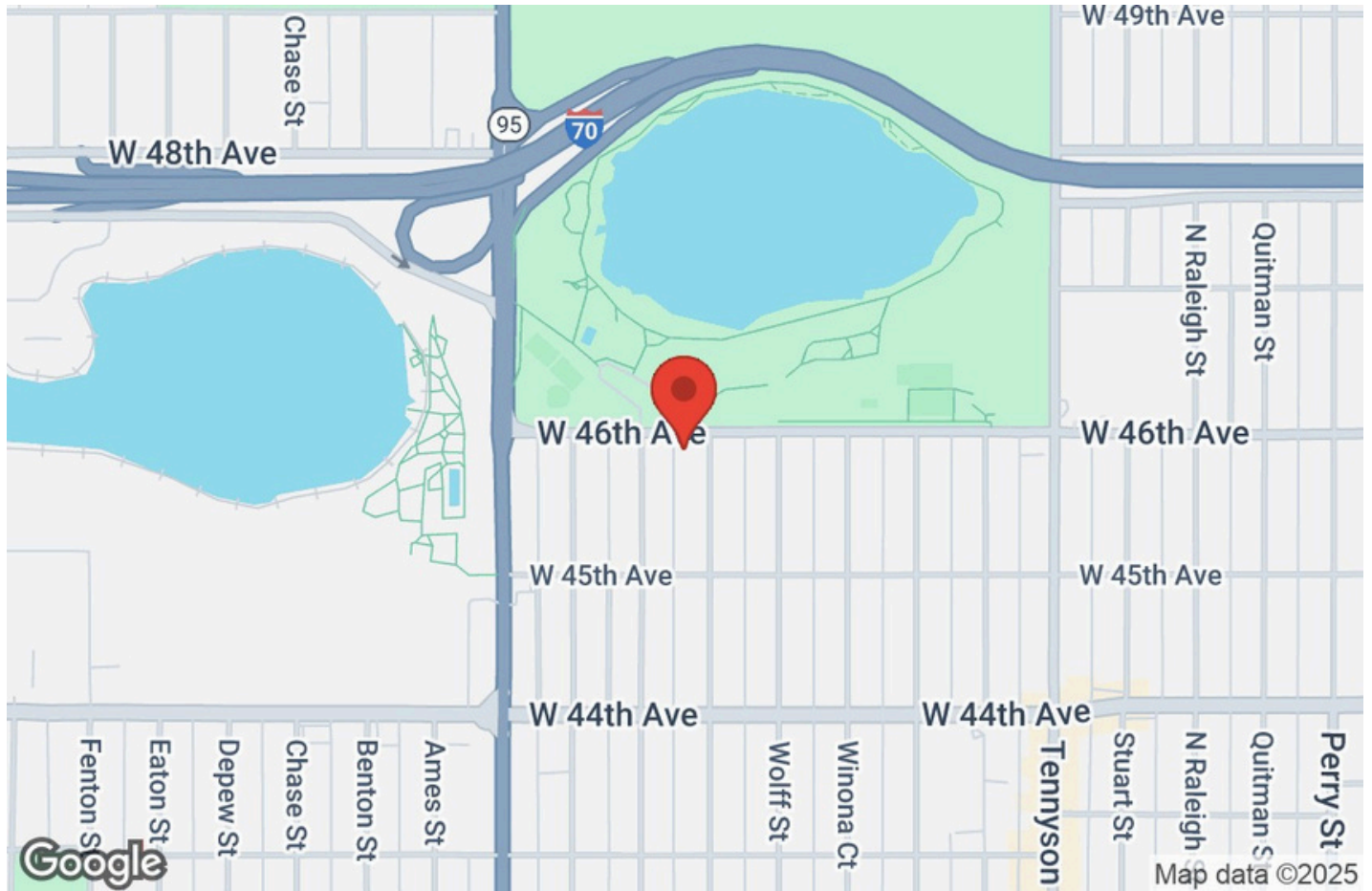
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# LOCATION MAPS

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# AERIAL MAP

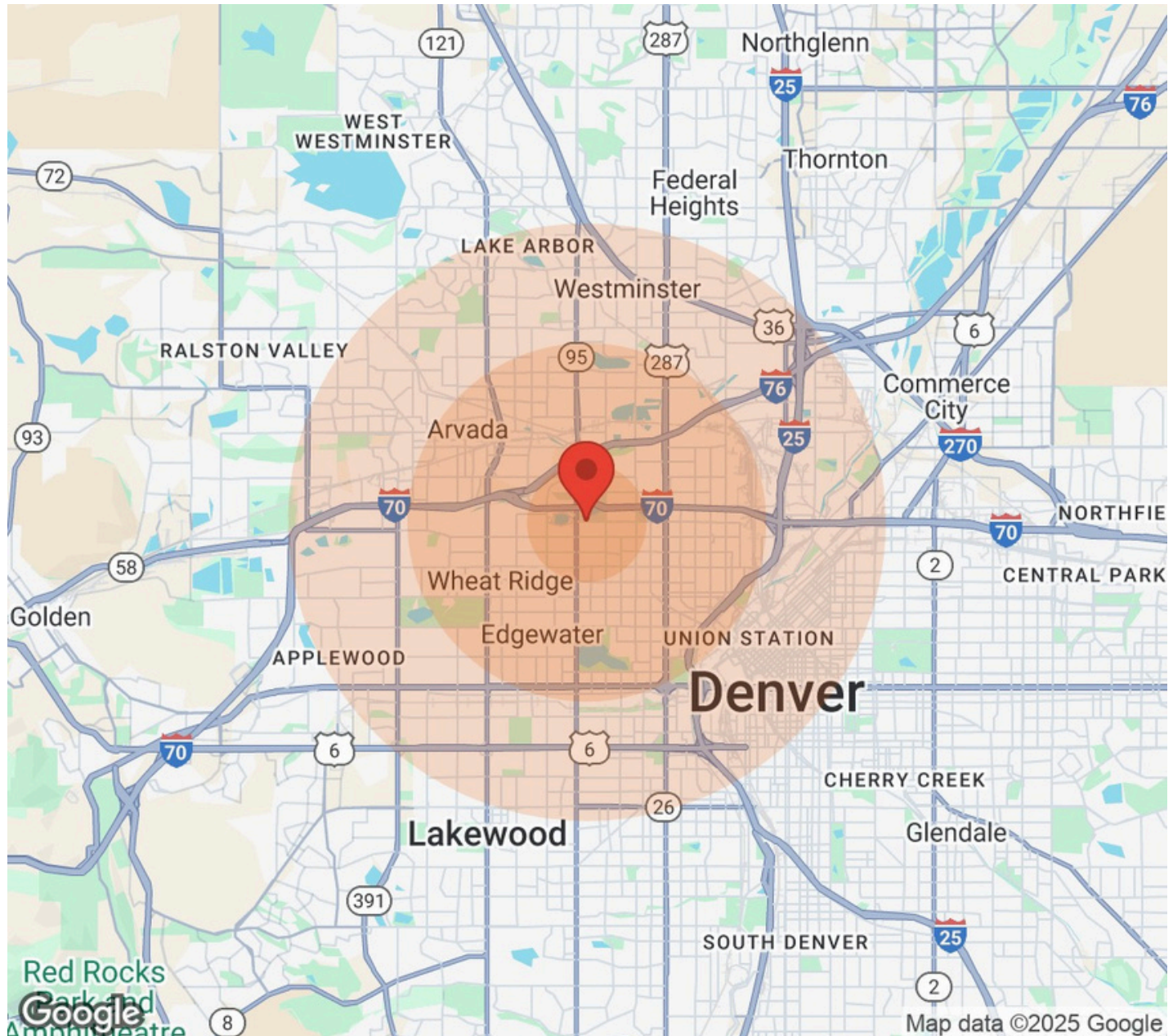
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,309	66,342	185,896	Median	\$45,223	\$45,164	\$45,104
Female	6,899	67,026	182,950	< \$15,000	842	9,102	26,381
Total Population	13,208	133,368	368,846	\$15,000-\$24,999	839	7,525	21,102
				\$25,000-\$34,999	768	7,411	17,852
				\$35,000-\$49,999	1,007	8,493	23,479
				\$50,000-\$74,999	1,257	10,719	28,824
				\$75,000-\$99,999	715	6,210	16,813
				\$100,000-\$149,999	917	5,814	15,648
				\$150,000-\$199,999	191	1,820	4,948
				> \$200,000	59	895	3,043
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,090	25,932	71,597	Total Units	7,582	65,425	176,377
Ages 15-24	1,113	14,419	41,125	Occupied	7,096	60,967	163,121
Ages 25-54	5,619	56,948	155,934	Owner Occupied	4,308	32,495	80,706
Ages 55-64	1,895	16,652	44,784	Renter Occupied	2,788	28,472	82,415
Ages 65+	2,491	19,417	55,406	Vacant	486	4,458	13,256
Race	1 Mile	3 Miles	5 Miles				
White	11,718	107,116	288,222				
Black	14	1,067	9,134				
Am In/AK Nat	13	673	1,983				
Hawaiian	N/A	1	2				
Hispanic	3,414	51,480	140,374				
Multi-Racial	2,854	46,434	130,544				