

**Kentwood**  
Commercial

**4640**

PECOS STREET | UNIT C  
DENVER | COLORADO

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**Flex/Office/Retail Condo  
Available for Sale**

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# SALE SUMMARY

## High-End Two-Story Commercial Condo | Prime Denver Location

Located at 4640 Pecos Street, Unit C in Denver, Colorado, this beautifully finished one-story (+ mezzanine) flex condominium has been thoughtfully converted to 100% office space, offering an exceptional level of design, functionality, and flexibility. Featuring modern, bright finishes throughout, this cool, creative workspace is ideal for engineers, architects, consultants, creative firms, and potential showroom users seeking a polished and inspiring environment. The former drive-in door has been replaced with full-height showroom glass, creating excellent natural light, enhanced street presence, and strong branding opportunities, while still allowing the option to reinstall the drive-in door if warehouse or light industrial functionality is desired. Furniture and technology are negotiable, allowing for a seamless move-in and immediate occupancy. The property offers 2,184 SF of available space within a building constructed in 2005, along with signage opportunities for added visibility and surface parking for employees and visitors. The flexible layout easily supports a wide range of professional, creative, and showroom uses. Strategically positioned in northwest Denver, the property provides immediate access to I-70, I-25, and I-76, delivering outstanding connectivity throughout the Denver metro area. The location is also conveniently close to downtown Denver, major employment hubs, and a variety of retail and dining amenities, making it a highly accessible and desirable business destination.

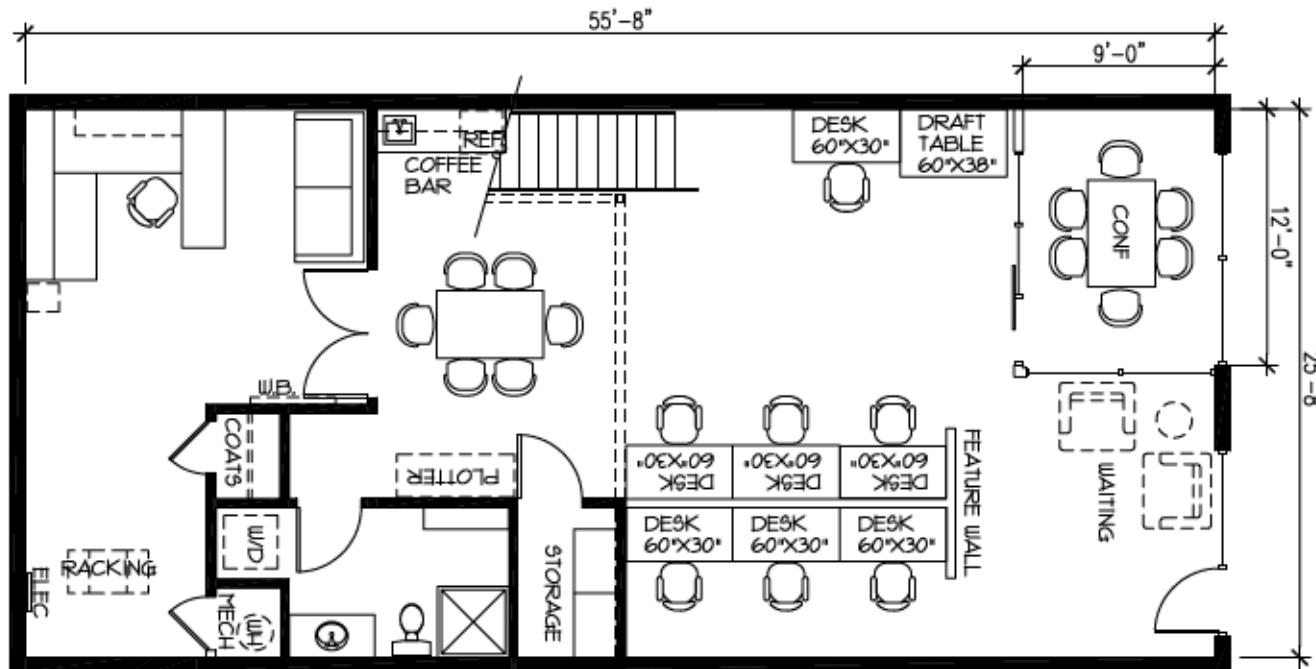
## Property Highlights

- » 2,184 SF flex condo with mezzanine level converted to 100% office
- » Modern, bright finishes — cool, creative workspace
- » Full-height showroom glass with strong street presence
- » Flexible layout for office, creative, consulting, or showroom use
- » Furniture & technology negotiable — move-in ready
- » Signage available + surface parking
- » Prime northwest Denver location with easy access to I-70, I-76 and I-25
- » Minutes to downtown, retail, dining and entertainment

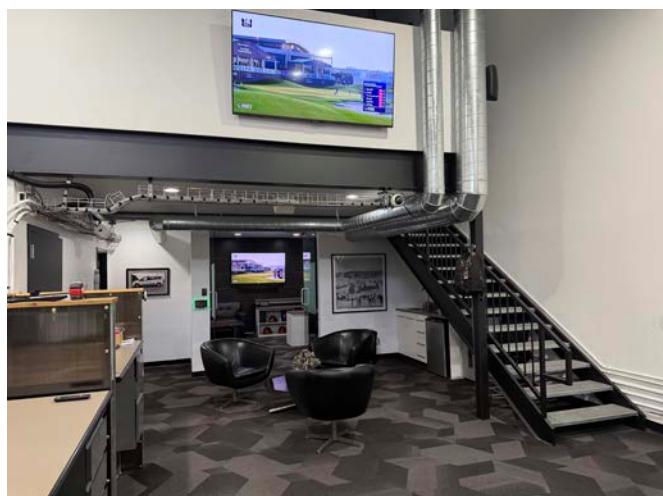
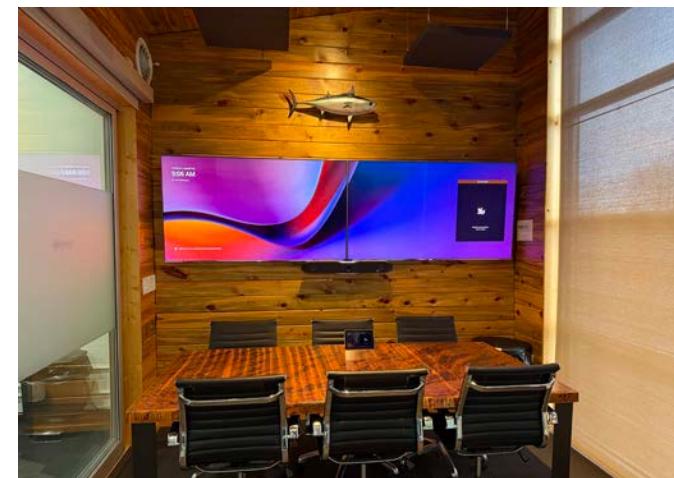


SALES PRICE	\$795,000
SPACE AVAILABLE	2,184 SF
PROPERTY TYPE	Flex/Office/Retail
STORIES	1 + Mezzanine Level
YEAR BUILT	2005
PARKING	Shared Surface Lot
SUBMARKET	Sunnyside
ZONING	U-MS-3
OA DUES (EST.)	\$230/Month

# SPACE PHOTOS



\*FIRST LEVEL





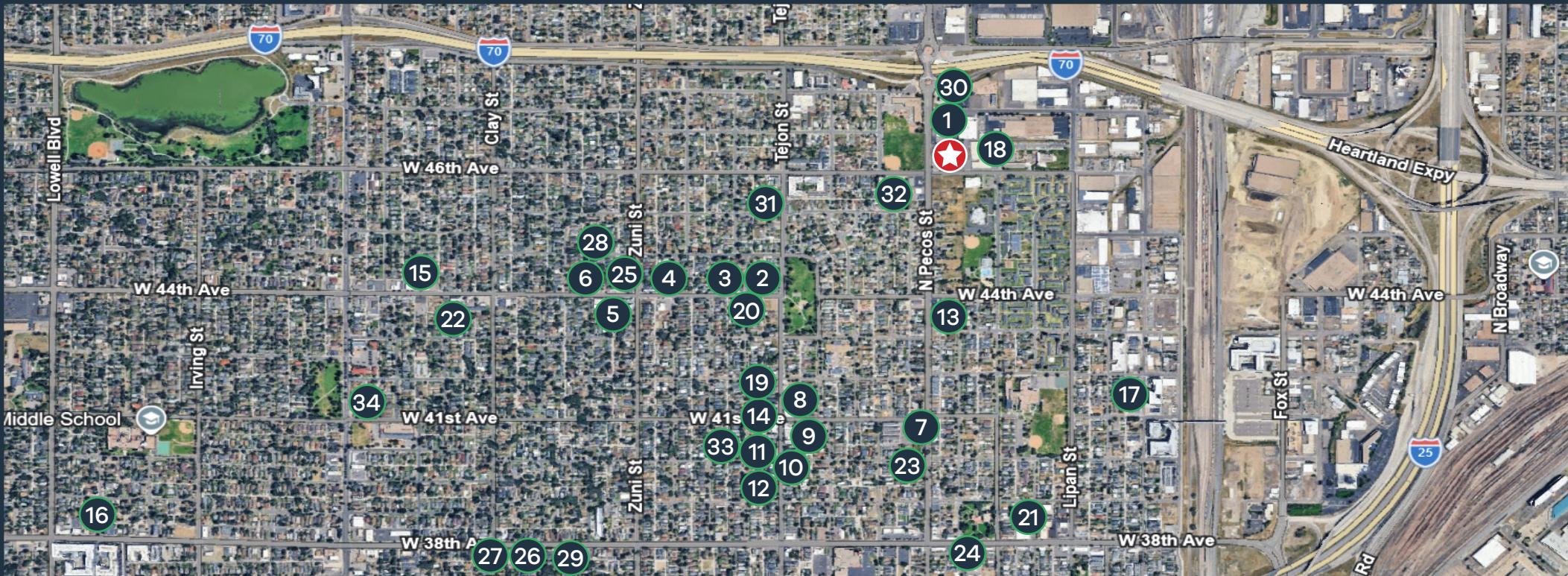
## SUNNYSIDE

Sunnyside is a vibrant and highly sought-after neighborhood located just northwest of downtown Denver, celebrated for its walkability, strong community character, and seamless blend of historic charm and modern urban living. The neighborhood features a mix of classic early-20th-century bungalows, brick cottages, and thoughtfully designed contemporary infill projects, all set along tree-lined streets and pedestrian-friendly corridors. Sunnyside's lively commercial nodes along 44th Avenue and Federal Boulevard are home to a diverse collection of locally owned restaurants, coffee shops, breweries, fitness studios, and boutique retailers, creating an energetic and authentic neighborhood atmosphere. Residents and visitors enjoy proximity to Chaffee Park, Rocky Mountain Lake Park, and Berkeley Lake Park, offering abundant green space and recreational opportunities. With immediate access to downtown Denver, I-70, I-25, and RTD transit lines, Sunnyside provides outstanding connectivity throughout the metro area while maintaining a relaxed, neighborhood feel. This balance of accessibility, lifestyle amenities, and ongoing reinvestment has positioned Sunnyside as one of Denver's most desirable and rapidly evolving neighborhoods for residents, businesses, and investors alike.

WALK SCORE	77 ('Very Walkable')
BIKE SCORE	66 ('Very Bikeable')
TRANSIT SCORE	44 ('Some Transit')

## DEMOGRAPHICS

Population 2024	1 mi	15,361	Average Household Income	1 mi	\$113,050	Daytime Businesses	1 mi	788
	2 mi	73,521		2 mi	\$124,169		2 mi	5,051
	3 mi	157,972		3 mi	\$119,760		3 mi	15,702
Median Age	1 mi	35.6	Daytime Employees	1 mi	9,006	Consumer Spending	1 mi	\$216,467,813
	2 mi	34.7		2 mi	48,090		2 mi	\$1,259,000,458
	3 mi	35.4		3 mi	173,996		3 mi	\$2,624,651,766



## AREA HIGHLIGHTS

### DINING/BARS

- 1 Quiznos
- 2 The Monkey Barrel
- 3 The Radiator
- 4 Sunny's Breakfast
- 5 Bacon Social House
- 6 El Jefe Denver
- 7 Dumpling Kitchen
- 8 Nozomi
- 9 The Wolf's Tailor
- 10 Ramen Star
- 11 Necio Mexican Kitchen
- 12 My Vision Nutrition

### COFFEE/CONFECTIONS

- 13 Huckleberry Roasters
- 14 Cherry Bean - Coffee
- 15 Moon Raccoon Baking Co.
- 16 Coffeagraph
- 17 Waldschänke Ciders & Coffee

### HEALTH & WELLNESS

- 18 Empower Boxing
- 19 VIBE Gym & Wellness Collective
- 20 Bodied
- 21 Boost Lohi - Pilates
- 22 Better Buzz Yoga

### RETAIL/SERVICES

- 23 Denver Market
- 24 Ace Hardware
- 25 So Damn Gouda - Cheese
- 26 Leavers Locavore
- 27 Hook & Hock Butchershop
- 28 Mojave & Tejon Dry Goods
- 29 7-Eleven
- 30 7-Eleven
- 31 Tejon Liquors
- 32 US Post Office
- 33 Lily's Bath & Biscuits
- 34 Indulgence Day Spa

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