

FOR SALE OR LEASE



**640 W Tennessee Avenue
Denver, Colorado**

**Industrial + Outside Storage Opportunity
with Multifamily Redevelopment Potential**

Kentwood
Commercial

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Senior Commercial Advisor**

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EXECUTIVE SUMMARY



INDUSTRIAL + OUTSIDE STORAGE OPPORTUNITY

SALES PRICE	\$7,900,000
LEASE RATE	\$13.00/SF NNN
TOTAL BUILDING SIZE	40,209 SF
TOTAL LAND SIZE	70,320 SF
PROPERTY TYPE	Industrial + Outside Storage
YEAR BUILT	1974
CONSTRUCTION	Concrete "Twin T"
CLEAR HEIGHT	17-20'
LOADING	Drive Ins (12) / Dock Doors (5)
ROOF	Flat (2015)
POWER	1200 AMP, 480V, 3-PH
ZONING	I-MX-5

Property Highlights

- » 40,209 SF industrial/flex building
- » 70,320 SF (1.63-acre) site
- » Secure, fenced outdoor storage
- » I-MX-5 zoning, providing flexibility for a variety of uses and long-term redevelopment including multifamily
- » Two-tenant building with both existing leases expiring August 31, 2027
- » \$482,911 in current annual base rent
- » 31,909 SF available for immediate occupancy, with the existing tenant willing to vacate prior to lease expiration
- » Flexible owner/user opportunity with the ability to ultimately occupy 100% of the building or lease a portion for supplemental income
- » Exceptional regional access to I-25, Santa Fe Drive, South Platte River Drive, Mississippi Avenue, and the Broadway RTD Station
- » Directly across from park and open space, with views of Downtown Denver and the Front Range
- » Walkable to the I-25 & Broadway Station, the future Gates redevelopment, & the planned home of Denver Summit FC professional women's soccer stadium
- » Compelling long-term multifamily redevelopment potential, with preliminary potential for approximately 220 multifamily units, subject to entitlements and City approvals

SITE



AVAILABLE SUITES/TENANT SUMMARY

WEST SUITE (TENANT OCCUPIED)

TOTAL SPACE: 8,300 SF (600 SF of Office)

LOADING: Over-Sized Drive-In Doors (7)
(Currently Used by Auto Repair Shop)

OUTSIDE STORAGE: ~18,000 SF (Fenced)

CURRENT TENANT: Community Auto Service
www.communityautorepairshop.com

- ☒ Current Rent is \$13.25/SF NNN (\$109,940 Annual Base Rent)
- ☒ 2.50% Annual Increases
- ☒ Lease Expiration - August 31, 2027
- ☒ Currently No Option to Renew
- ☒ Tenant Interested in Renewing Lease Long-Term

EAST SUITE (AVAILABLE FOR LEASE)

TOTAL SPACE: 31,909 SF

WAREHOUSE: ~24,609 SF

OFFICE (NORTH END): ~1,600 SF (1st Floor Office/Showroom)
~4,700 SF (2nd Floor Office)

OFFICE (SOUTH END): ~1,000 SF (Office on 2 Floors)

OUTSIDE STORAGE: ~13,000 SF (Partially Fenced)

LOADING: Drive-In Doors (5), Loading Dock (2)
Dock High Doors (5)



**Current Tenant
Lease Expires**
08/31/2027



**Tenant Can
Vacate Early**



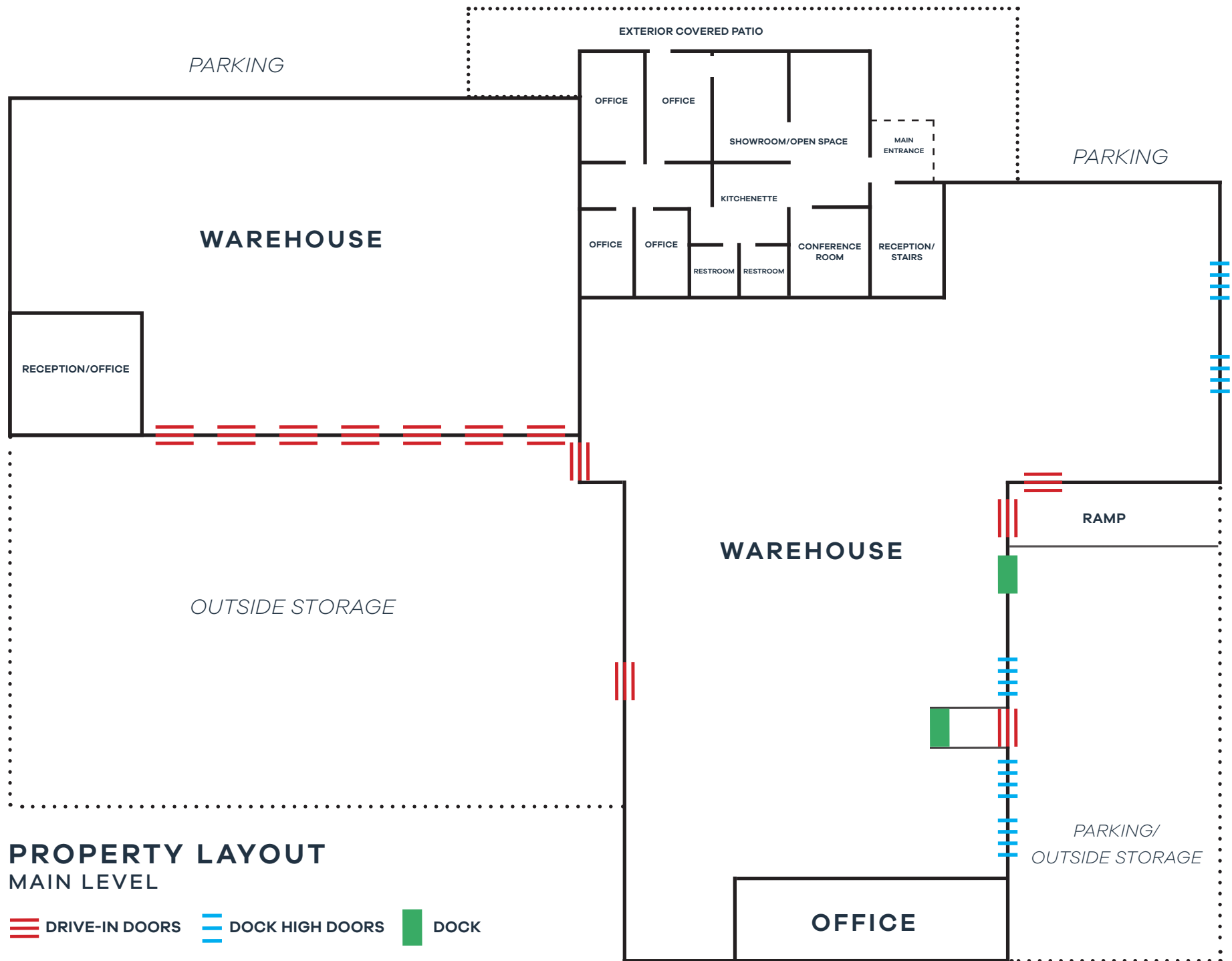
Lease Rate
\$13.00/SF NNN
(\$4.40/SF Opex)

EXTERIOR PHOTOS

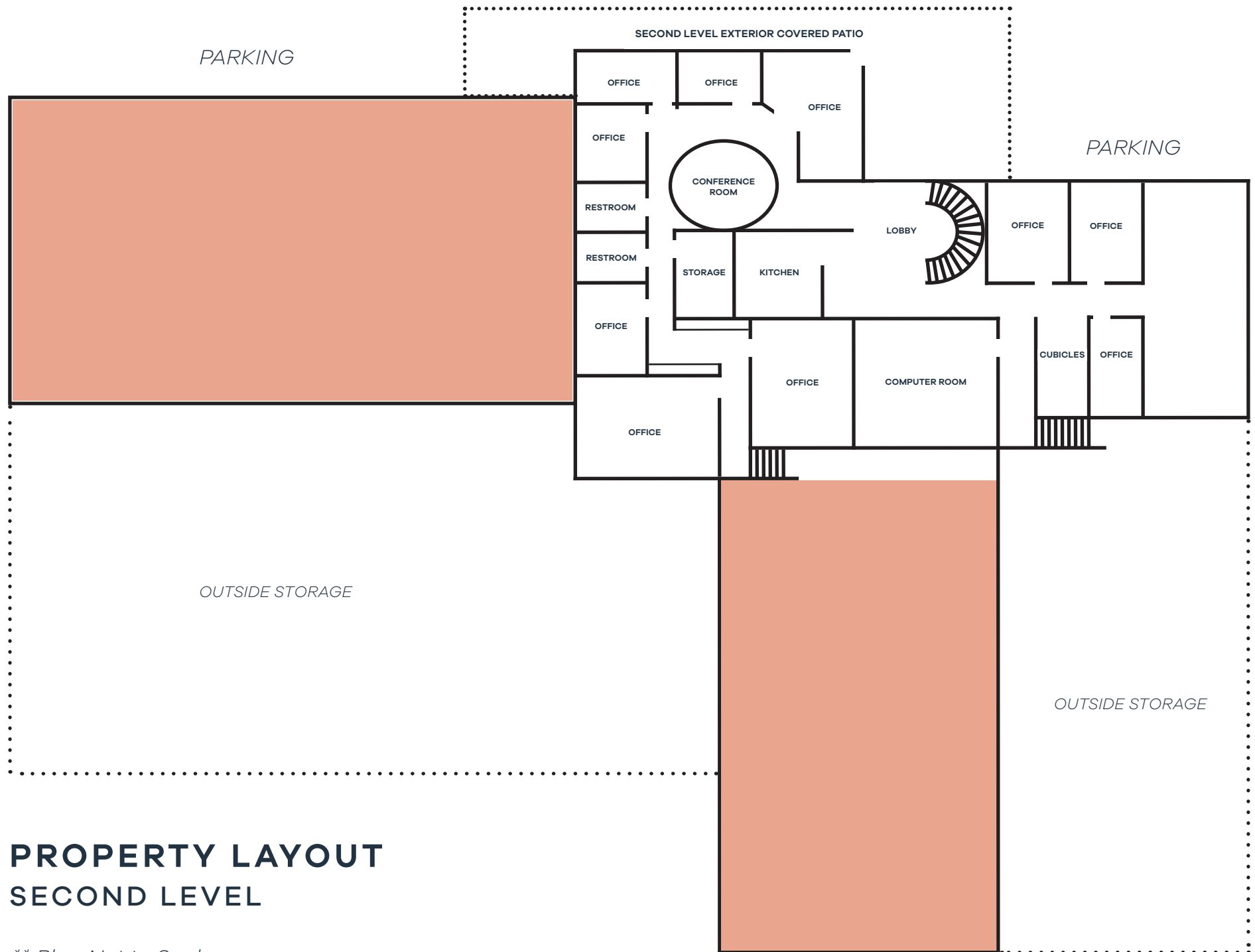


INTERIOR PHOTOS





** Plan Not to Scale



PROPERTY LAYOUT SECOND LEVEL

*** Plan Not to Scale*

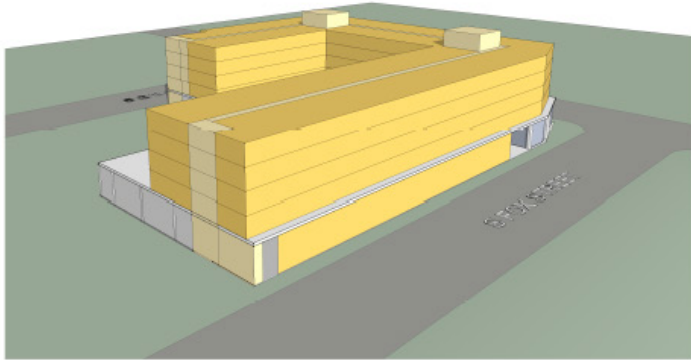
AREA VISION



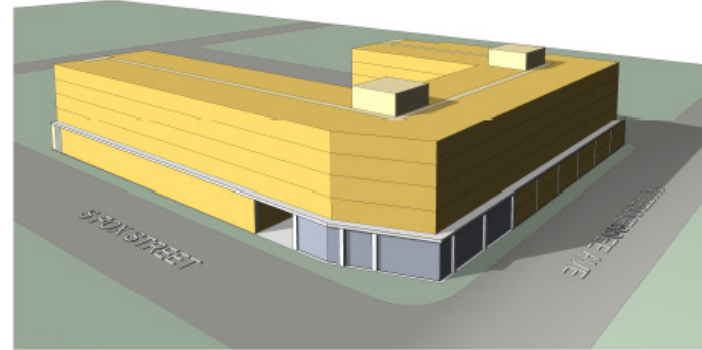
LEGEND

- 1 Broadway Station**
Zoned: C-MX-12
Future Mixed-Use Development
- 2 The Gates District**
Zoned: C-MS-12
887 Apartments/380K SF Office/
180K SF Retail Planned
- 3 Santa Fe Residential**
Zoned: C-MX-16
967+ Apartment Units Planned
- 4 Denver Summit FC**
Zoned: C-MX-16
14,000+ Person Stadium Planned
- 5 Vanderbilt Park East**
5-Acre Park
- 6 Vanderbilt Park West**
Zoned: C-RX-8
5-Story Multifamily Planned
- 7 Recommended to Rezone**
Future Development

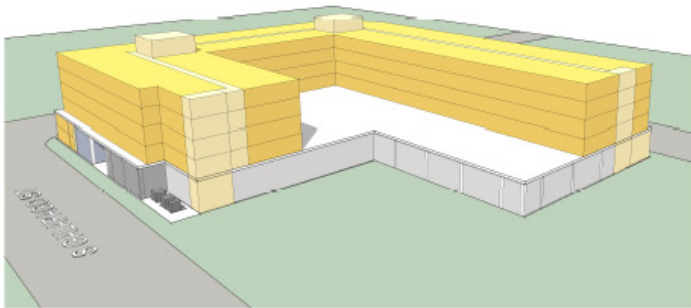
FUTURE DEVELOPMENT



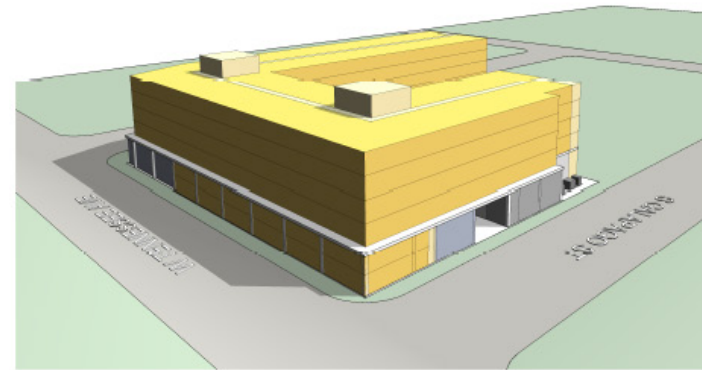
① AERIAL SE



② AERIAL NE



④ AERIAL SW



③ AERIAL NW

5-STORY, 220 UNIT MULTIFAMILY DEVELOPMENT

LOCATION ADVANTAGE



TRANSPORTATION

I-25/Broadway Station conveniently located less than a mile from Property.



DINING/RETAIL

Just minutes from South Broadway's renowned dining and entertainment corridor.



HIGHWAY ACCESS

Conveniently located off of I-25 with easy access to 6th Avenue and I-70.



ENTERTAINMENT

Surrounded by Denver's premier lifestyle amenities, including Levitt Pavilion & the future Denver Summit FC stadium.

LOCATION HIGHLIGHTS



FUTURE DENVER SUMMITT FC STADIUM

The future home of Denver's NWSL team features a 14,500-seat soccer stadium, fan plazas, retail, dining and gathering spaces - bringing sports, entertainment, and economic growth to the South Platt River corridor.

0.8 Miles



BROADWAY STATION

Adjacent RTD Light Rail station provides exceptional regional connectivity with convenient access to Downtown Denver, Union Station, the Denver Tech Center, Denver International Airport, and the expanding RTD transit network.

0.9 Miles



LEVITT PAVILION

Denver's beloved outdoor music venue hosts 50+ free concerts each summer in a beautiful park setting just steps from the South Platte River, adding to the area's dynamic mix of recreation, culture, and entertainment.

0.9 Miles



SOUTH BROADWAY RESTAURANTS

One of Denver's most iconic corridors offering an eclectic mix of award-winning restaurants, breweries, coffee shops, boutiques, and nightlife, all within a highly walkable, energetic neighborhood.

0.8-1.0 Miles



ATHMAR PARK

Athmar Park is one of Denver’s most strategically located and rapidly evolving neighborhoods, offering an exceptional blend of industrial, commercial, and residential development just minutes from Downtown Denver. Ideally positioned along the South Platte River corridor and bounded by Interstate 25, Santa Fe Drive (US-85), and South Broadway, the neighborhood provides outstanding regional connectivity to the Denver metro area, making it a highly desirable location for businesses, investors, and owner-users alike.

Originally developed as a manufacturing and industrial hub, Athmar Park has experienced significant reinvestment over the past decade as Denver’s urban core has expanded southward. Today, the area is benefiting from transformative public and private investment, including the Broadway Station redevelopment, improved multimodal transportation infrastructure, expanded bicycle and pedestrian connectivity, and the continued revitalization of nearby South Broadway. The neighborhood also offers convenient access to RTD light rail, Downtown Denver, Denver Health Medical Center, and major employment centers throughout the city.

As centrally located industrial land becomes increasingly scarce, Athmar Park has emerged as a highly sought-after market for industrial users, service businesses, developers, and institutional investors. Its combination of excellent transportation access, large urban infill sites, redevelopment momentum, and proximity to Denver’s growing residential population continues to drive strong demand and long-term appreciation, positioning the neighborhood as one of Denver’s premier urban investment corridors.

NEARBY TRAFFIC COUNTS

W Mississippi Ave. / S Fox St.	22,991
US 85 / S Cherokee St.	90,356
W Mississippi Ave. / S Santa Fe Dr.	20,572

DEMOGRAPHICS

Population 2025	1 mi	16,714	Average Household Income	1 mi	\$134,058	Daytime Businesses	1 mi	1,483
	2 mi	81,170		2 mi	\$136,167		2 mi	5,220
	3 mi	199,432		3 mi	\$126,997		3 mi	16,895
Median Age	1 mi	36.4	Daytime Employees	1 mi	13,694	Consumer Spending	1 mi	\$270,052,819
	2 mi	37.1		2 mi	41,962		2 mi	\$1,293,628,354
	3 mi	36.7		3 mi	141,137		3 mi	\$3,067,716,951

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

640

W TENNESSEE AVENUE

DENVER, COLORADO

PRESENTED BY:

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