

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

COMMERCIAL PROPERTY FOR SALE

5790 W. Dartmouth Ave., Denver, CO 80227



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PROPERTY DESCRIPTION

| | | | |
|------------------|---|---------------------|----------------------|
| Building: | 5,245± Total SF: 4,245± SF, Main Flr. / 1,000± SF, Mezzanine | Zoning: | S-CC-3X |
| Lot Size: | 16,067± SF (0.37± Acre) | City/County: | Denver/Denver |
| Taxes: | \$16,562.16 (2019) | Signage: | 30' Monument Sign |
| YOC: | 1971 | Roof: | Installed 2015 - TPO |
| | | Price: | Call for Pricing |

Great freestanding property located in the City and County of Denver, that backs up to Bear Creek stream and trail. Identified by Denver Excise and Licenses as a site "likely to comply with the proximity and location restrictions applicable to Marijuana Centers and Stores." Buyers are responsible to verify licensing eligibility, if interested in this use. The property is surrounded by three major multifamily complexes with over 610 apartment units within visible site. With a building floor area ratio (FAR) of 0.26, this property offers significant parking or the ability to expand the building in the future.

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DEMOGRAPHICS (Source: CoStar)

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Population: | 15,487 | 131,283 | 353,810 |
| Households | 6,220 | 50,578 | 138,881 |
| Average HH Income | \$80,630 | \$74,850 | \$81,299 |
| Median Age | 36.20 | 35.90 | 36.30 |

TRAFFIC: (Source: CoStar 2019)

Hampden Ave. @ Sheridan Blvd: 92,503 vpd
 Sheridan Blvd @ Dartmouth Ave: 37,104 vpd

