



INDUSTRIAL LAND FOR SALE FOR SALE

DEVELOPMENT OPPORTUNITY

1820 - 1864 W. 13TH AVE, DENVER, CO 80204



Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$6,450,000

Taxes: \$40,000 (2019)

Lot Size: 63,025 SF

Price Per SF \$102.34

Zoning: I-MX-5

PROPERTY OVERVIEW

Fully assembled city block available for new development. Located minutes from major transportation corridors, Mile High Stadium, Metropolitan State University Campus and Downtown Denver. This rare opportunity is zoned I-MX-5 allowing for 5 story (70 feet) commercial and mixed use developments.

PROPERTY HIGHLIGHTS

- Zoned IMX5
- 63,025 SF Industrial Land
- Prime corner lot
- Full city block

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LOCATION MAPS



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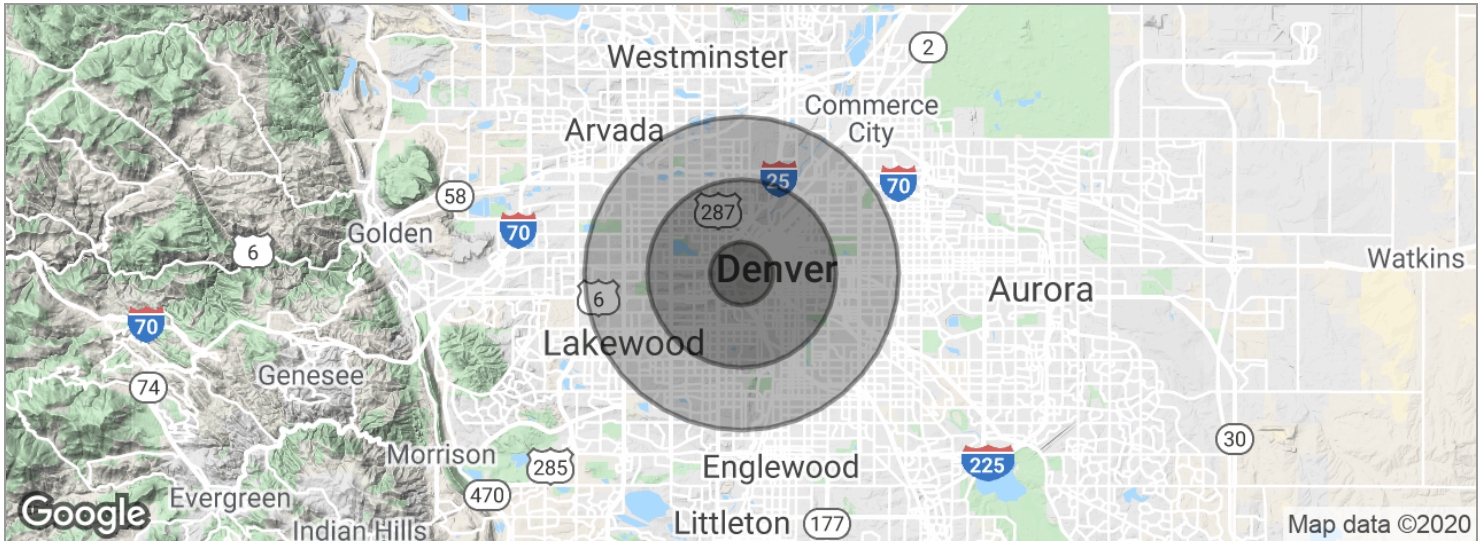
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,682	188,373	443,449
Median age	26.6	31.9	33.7
Median age (Male)	27.2	32.5	33.4
Median age (Female)	27.9	32.0	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,005	90,303	198,099
# of persons per HH	2.6	2.1	2.2
Average HH income	\$33,320	\$56,365	\$62,408
Average house value	\$221,509	\$276,325	\$314,444

** Demographic data derived from 2010 US Census*

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