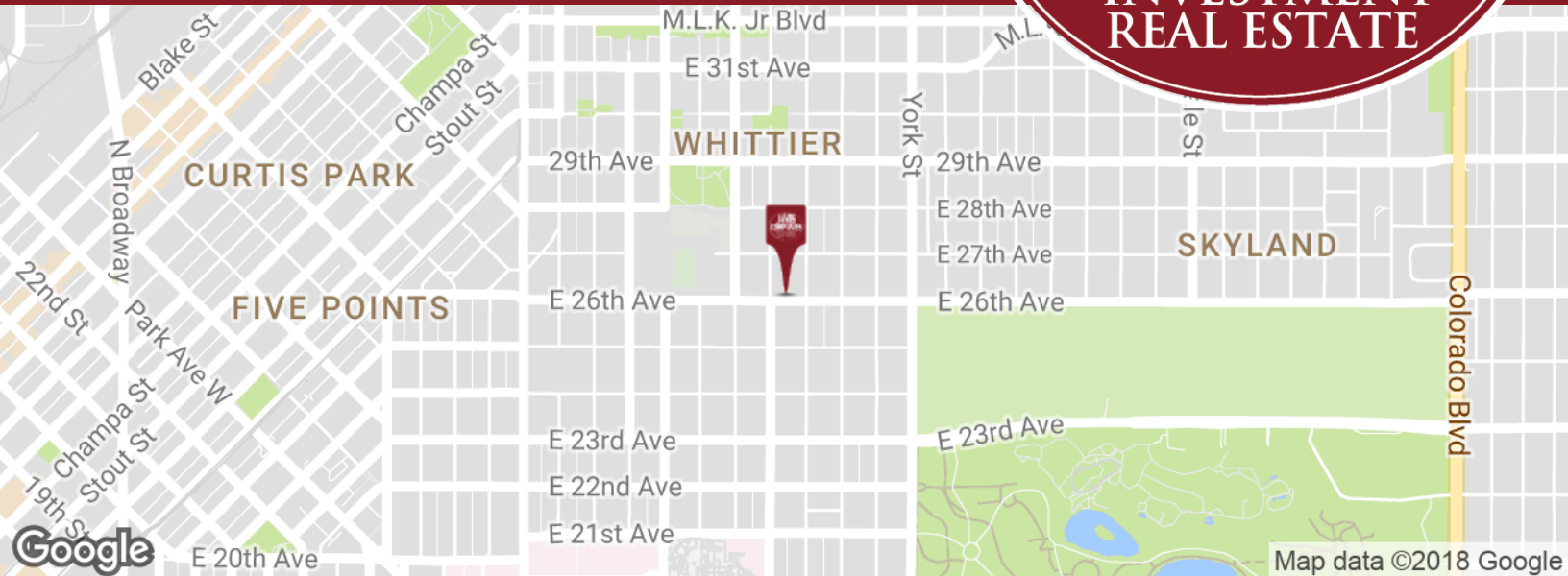




## MIXED USE PROPERTY FOR LEASE

RESTORED WHITTIER WAREHOUSE  
1919 E 26TH AVE, DENVER, CO 80205



**Presented By:**

**AMY GARRIS**  
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1919 E 26TH AVE, DENVER, CO 80205



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Taxes:

Available SF: 1,500 SF

Lease Rate: \$25.00 SF/yr (NNN)

Lot Size: 1510 sf

Year Built: 1901

Building Size: 1,500

Renovated: 2012

Zoning: U-MX-2

Market: Central Denver

Submarket: Whittier

## PROPERTY OVERVIEW

Beautifully restored Warehouse in Central Whittier Neighborhood. Mixed use zoning allows for a variety of Commercial uses as well as possible live/work location.

## PROPERTY HIGHLIGHTS

- Open Floorplan
- Beautiful Bathroom with Concrete Shower
- Kitchenette can be converted to additional bathroom
- Washer/Dryer
- Large basement for storage
- Garage door and man door access
- One off street parking space plus ample, unrestricted street parking
- Perfect for Fitness Facility, Coffee Shop, Retail, Office or Creative use
- A Must See Turnkey Property

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## ADDITIONAL PHOTOS



### *Presented By:*

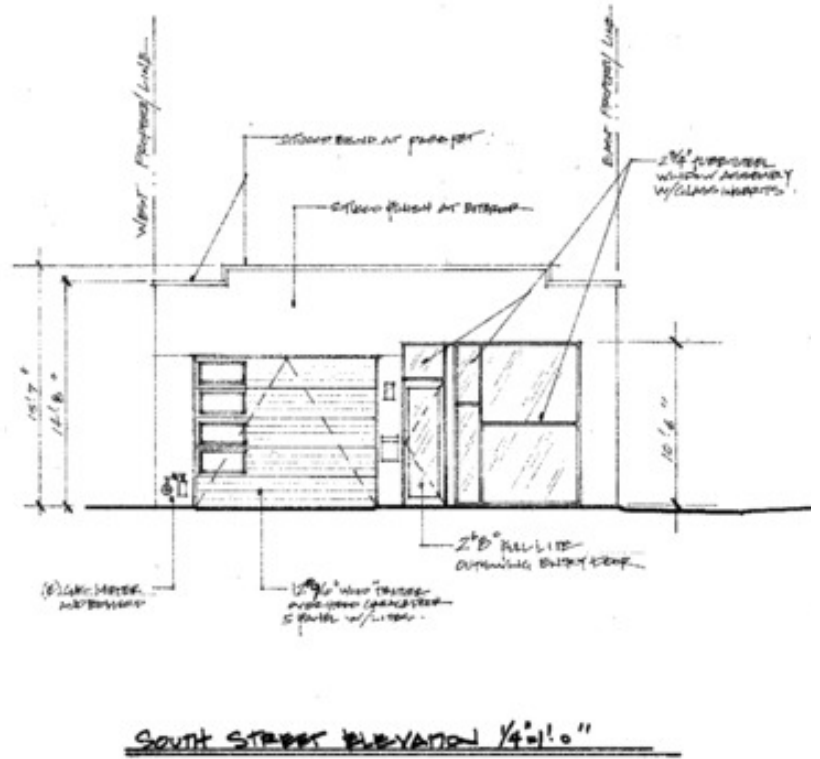
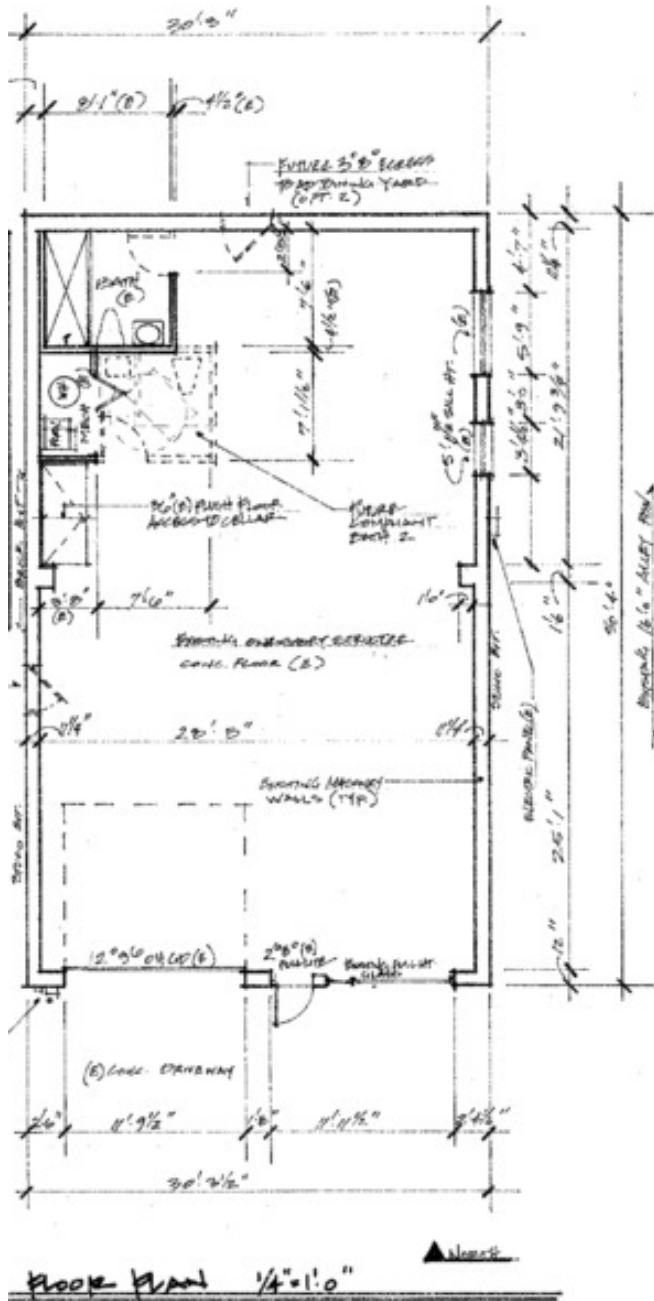
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## FLOOR PLANS



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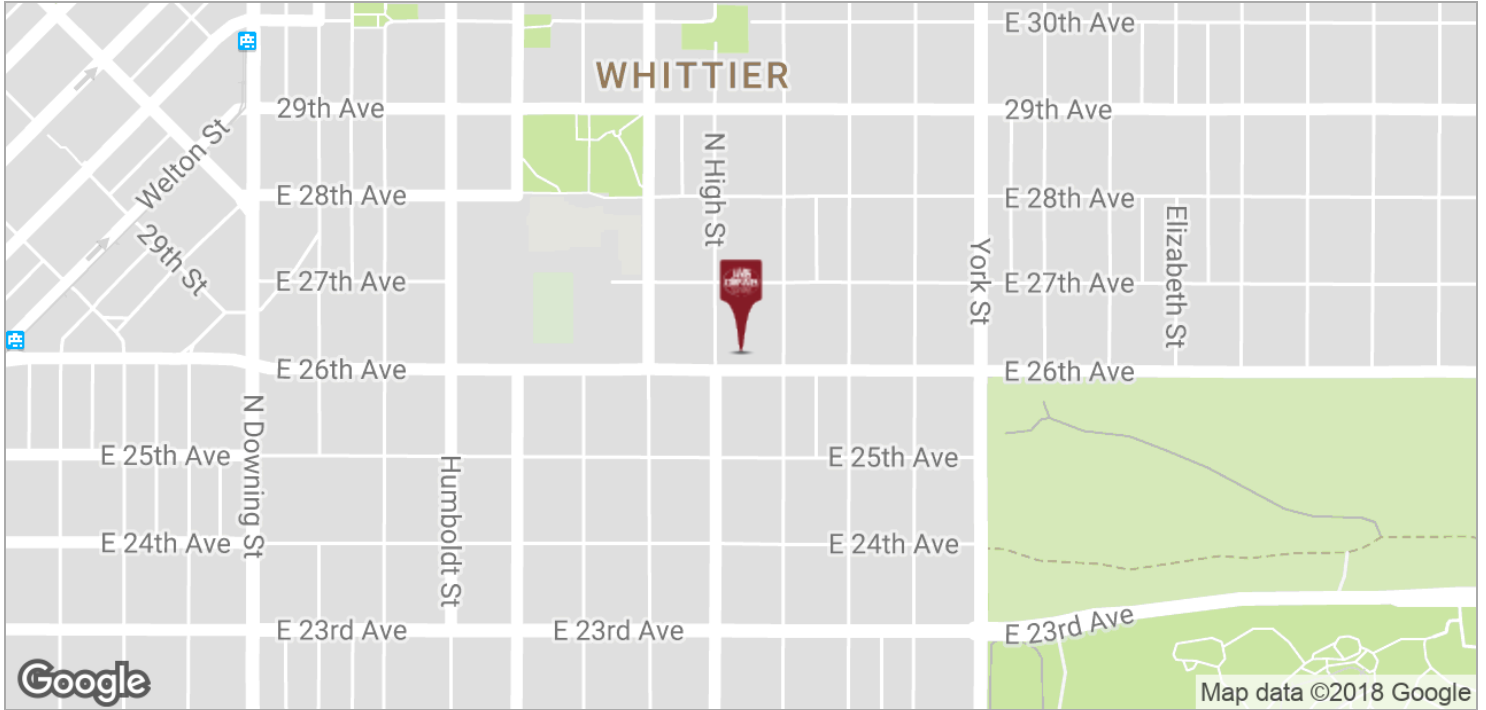
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## LOCATION MAPS



***Presented By:***

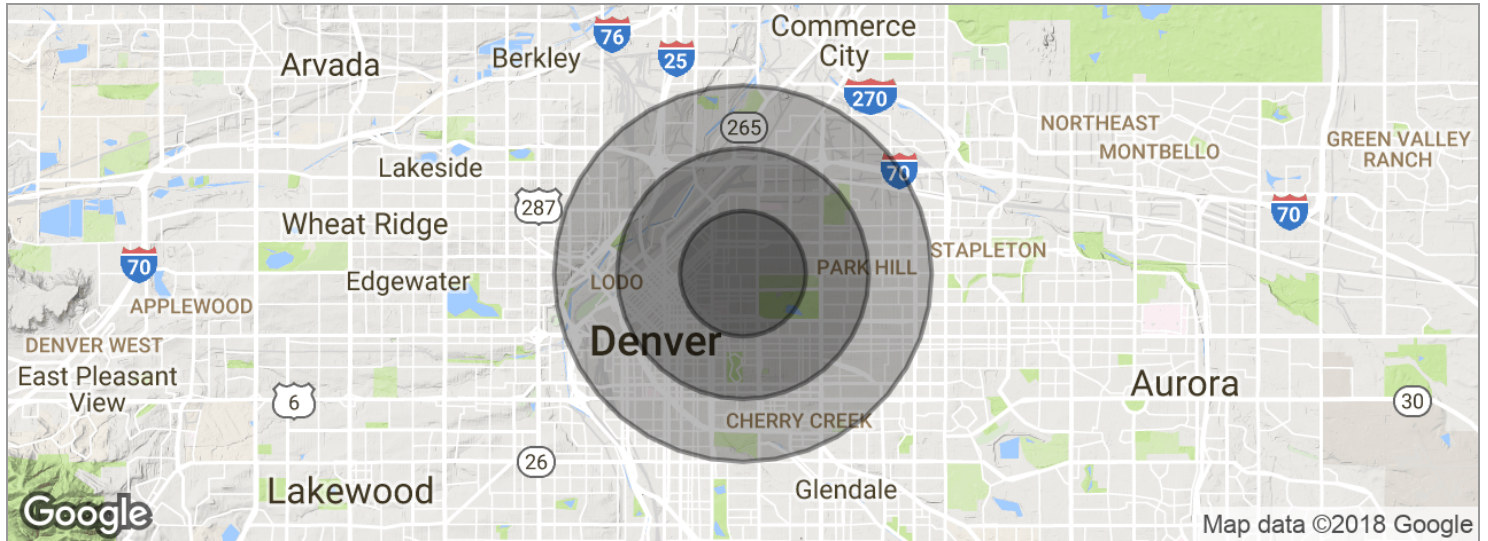
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	2 MILES	3 MILES
Total population	21,646	91,256	169,135
Median age	33.1	33.3	34.6
Median age (male)	34.5	34.6	35.3
Median age (Female)	31.9	32.3	34.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	9,727	49,188	90,080
# of persons per HH	2.2	1.9	1.9
Average HH income	\$53,165	\$59,950	\$72,175
Average house value	\$261,801	\$302,309	\$384,361

*\* Demographic data derived from 2010 US Census*

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