



www.FullerRE.com

OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Kalamath Street Redevelopment Opportunity

112, 114, 118 and 150 Kalamath Street, Denver, CO



Boundaries shown as a visual reference only and may not be accurate. Consult broker for complete legal descrip-

This 38,315±SF property has three buildings totaling 9,123± SF with an office, rental office and restaurant (currently nets about \$260,000/year). Site is zoned I-MX-3 which allows for residential, retail, restaurants, hotel, office, light industrial among other uses. Taxes totaled \$26,548.59 for 2018. In the Baker neighborhood on the NEC of 1st Ave and Kalamath.

**OFFERED AT: \$8,500,000**

## Fuller Real Estate, LLC

5300 DTC Pkwy, Suite 100  
Greenwood Village, CO  
303.534.4822 | 303.534.9021 fax  
www.FullerRE.com

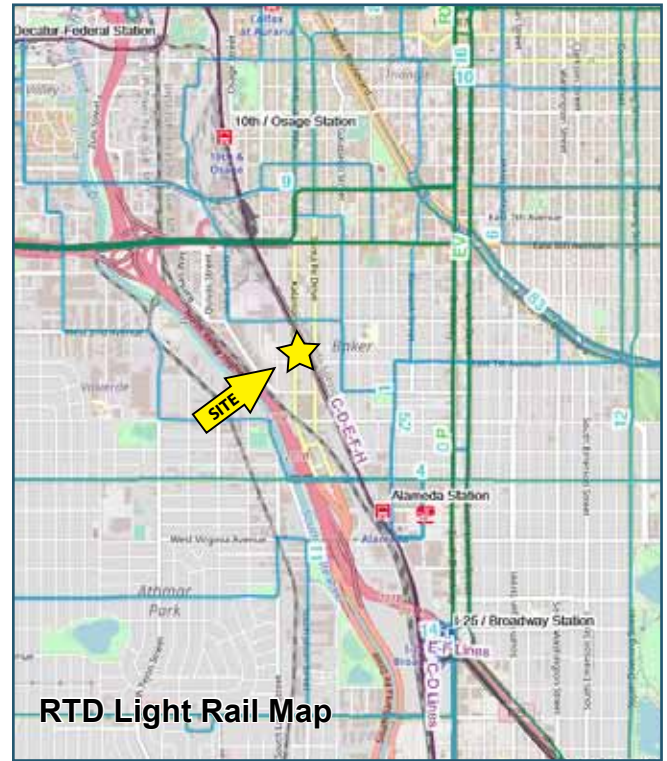
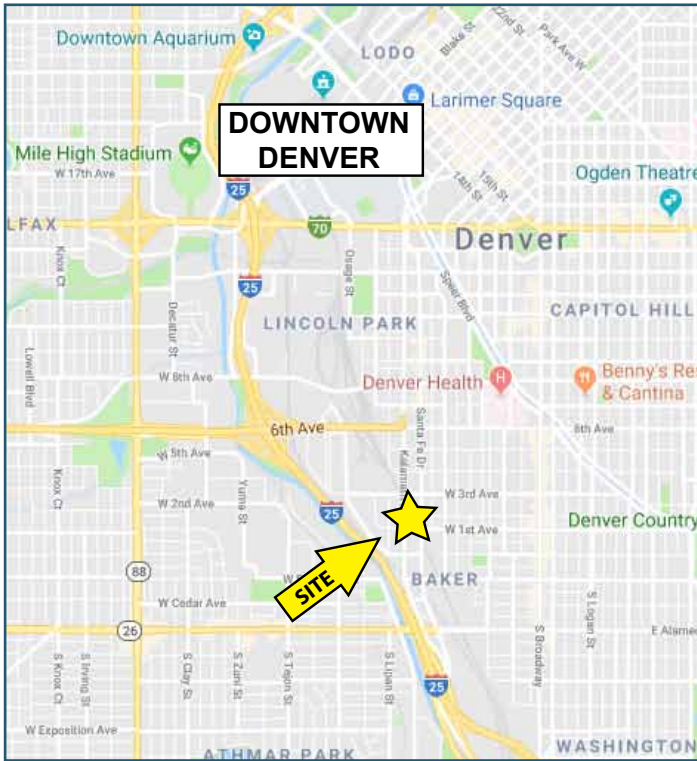


**Andrew Dodgen**  
(720) 287-5412  
ADodgen@FullerRE.com



**Bob Leino**  
(720) 287-5402  
BLeino@FullerRE.com





**Traffic Counts:** (CoStar 2018)

Kalamath St. @ W. Bayaud St. -- 16,413 vpd  
 Santa Fe Dr. @ W. Bayaud St. -- 18,914 vpd

**DEMOGRAPHICS:**

(CoStar)

	1 Mile	3 Miles	5 Miles
Population:	18,497	252,341	557,493
Households:	8,456	122,246	253,130
Median HH Income:	\$49,738	\$63,035	\$61,431
Median Age:	34.50	34.50	35.00

