

# FOR SALE OR LEASE

## Highly Visible Retail Available

ALAMEDA AVENUE & KNOX COURT  
3465 West Alameda Avenue  
Denver, Colorado 80219

### SIGNALIZED CORNER LOCATION



**Bldg Size:** 2,450 SF  
**Lot Size:** 12,336 SF  
**YOC:** 1985  
**Zoning:** E-MX-3  
**Parking:** 26 striped spaces  
**Taxes:** \$7,402.02 (2016)  
**Offices:** 6  
**Price:** \$695,000.00



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### Demographics (Source: Allocate Data 2017)

	1 mile	3 miles	5 miles
Population	30,605	186,589	475,314
Average HH Income	\$43,846	\$55,519	\$70,810
Employees	4,243	114,865	392,630
Businesses	733	10,329	36,044

### Traffic Counts (DRCOG 2013, \*Google Earth 2012)

On Morrison Rd south of Alameda Ave	13,606 cars/day
On Alameda Ave west of Knox Ct/Morrison Rd	21,371 cars/day*
On Alameda Ave east of Knox Ct/Morrison Rd	34,630 cars/day*

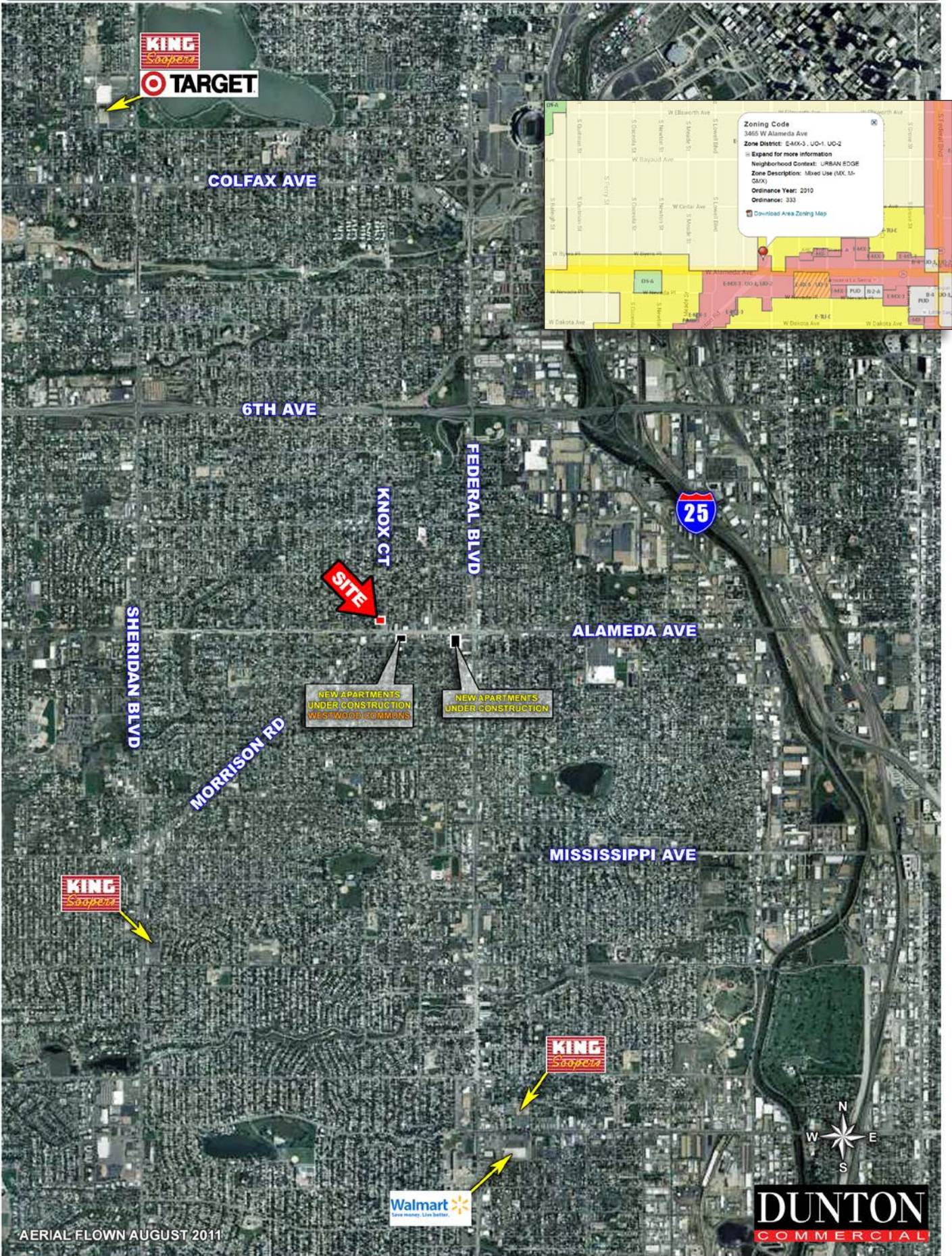
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3465 West Alameda Avenue



PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\Dunton\Alameda&Federal\_2mrr\_11.PSD