

INTRODUCING



AT STAPLETON

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TOD REDEVELOPMENT OPPORTUNITY  
IN THE HEART OF STAPLETON

8000 E. 40<sup>TH</sup> AVENUE ♦ DENVER, COLORADO

**CBRE**

# AERIAL OVERVIEW

**BUILDING SIZE:**

±124,800 SF

**ASKING PRICE:**

\$12,450,000

FOR MORE INFORMATION PLEASE CONTACT:

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DOWNTOWN DENVER

HOME DEPOT

SAM'S CLUB

WALMART

FBI

QUEBEC ST.



CENTRAL PARK  
COMMUTER RAIL STATION

RTD  
COMMUTER RAIL  
PARK-N-RIDE

ULSTER ST.

SMITH RD.

E 40TH AVE

CENTRAL PARK BLVD.

SMITH RD.



DENVER  
INTERNATIONAL  
AIRPORT



SAND CREEK





## THE OPPORTUNITY

This unique offering in the heart of Stapleton consists of a ±124,800 SF vintage building within ±850 feet of the Central Park Commuter Rail “A” Line Station. The building includes four sections of bow truss roof construction. The location benefits from being only 14 minutes to Union Station and 25 minutes to DIA. On-site parking can be accomplished by retrofitting the existing basement area, which is fully fire sprinklered, into covered parking.



**UNION STATION  
14 Minutes**



**DIA  
25 Minutes**

**I-MX-5  
Zoning**



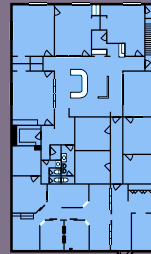


## PROPERTY DESCRIPTION

<b>BUILDING FOOTPRINT</b>	124,800 SF, sprinklered
<b>BASEMENT SF</b>	28,795 SF, 10.5' clear & sprinklered
<b>SITE SIZE</b>	3.78 acres
<b>TAXES</b>	\$94,421.64 (2016)
<b>ZONING</b>	I-MX-5, Denver
<b>CITY/COUNTY</b>	Denver



Mezzanine



MEZZ LEVEL A

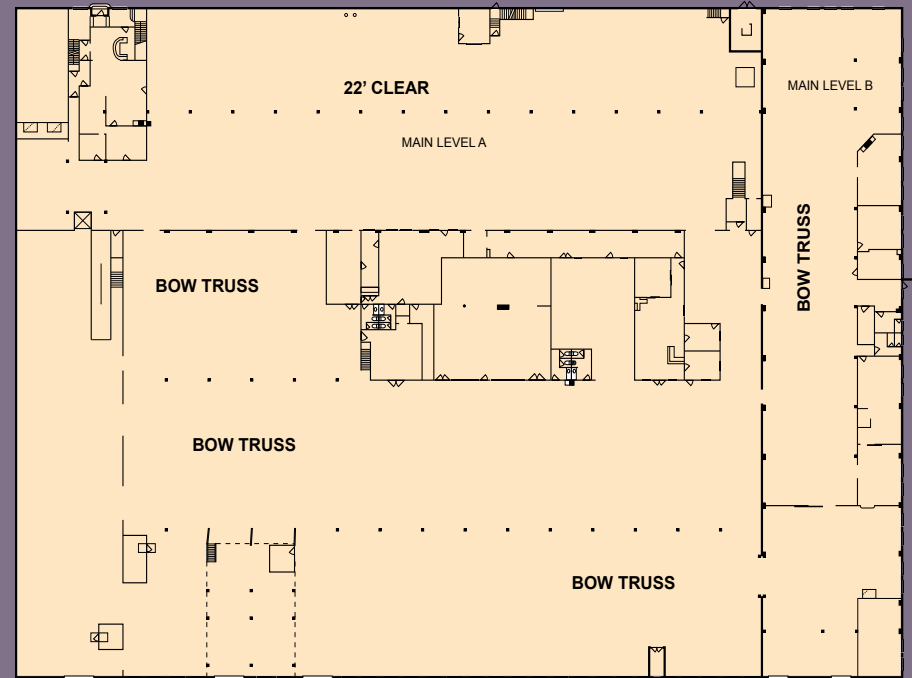
## FLOOR PLAN

Basement Level



2 DOCKS

Main Level



DRIVE-IN DRIVE-IN DRIVE-IN

3 DOCKS







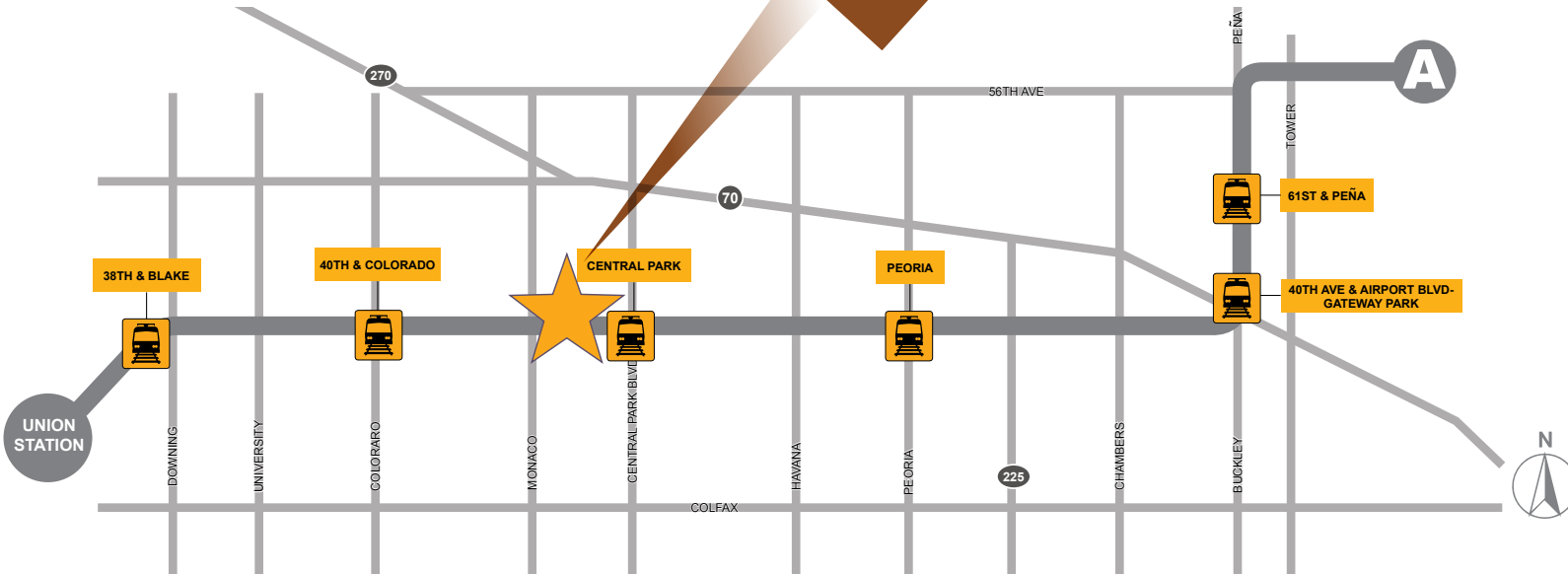
## LOCATION

The Boneyard is located in the Heart of the Stapleton Airport redevelopment. The site offers an urban/gritty setting with access to numerous housing and retail amenities. Highway access is outstanding with access points at I-70 and Quebec and I-70 and Central Park Boulevard.





# COMMUTER RAIL **A** LINE



## CENTRAL PARK

This is the largest Park-n-Ride on the University of Colorado A Line and is accessible from I-70 via the Central Park Boulevard interchange.



### Car Parking

1,500 spaces



### Motorcycle Parking

34 spaces



### Bike Parking

8 bike lockers and 14 racks



### Connecting Bus Routes

28, 34, 37, 42, 43, 65, 73, 88, 89, 105



### Travel Time To Dia Station

25 Minutes



### Travel Time To Union Station

14 Minutes

# STAPLETON



## ABOUT STAPLETON

Located on the site of Denver's former international airport, Stapleton is one of the largest urban redevelopments in the United States. Stapleton's central location features access to multiple modes of transportation and amenities that position it to become one of the region's premier business centers. The core objective of the community plan is to create a living example of progressive, sustainable neighborhood design. With a walkable mix of energy-efficient new homes, retail districts, schools, offices and an extensive network of parks and open spaces, Stapleton is not only leading the way environmentally but economically and socially, too.



## THE BIG PICTURE

- 4,700 acres (7.5 square miles) of planned redevelopment
- 13th best-selling, master-planned community in the United States 2016; 4th best-selling in 2015; 6th best-selling in 2014; 13th best-selling for 2013\*; and 10th best-selling 2012\*
- The first homeowner moved into Stapleton in 2002
- 20,000 residents (and counting)
- 12,000 homes planned at completion: 8,000 single family (including town homes), 4,000 apartments
- Stapleton currently has 917 acres of parks & open space, which is more than Cherry Creek and Washington Park
- 2.5 million square feet of existing flex/industrial space
- 10 million square feet of planned office space
- A2.4 million square feet of retail space

\*Source: John Burns Real Estate Consulting





## AMENITIES



50+ restaurants



100+ stores and shops



6 community pools



Home of 24th Denver Public Library



50,000 SF recreation center



4 excellent schools



93% voluntary recycling rate among residents



2 community gardens with more to come



1 sledding hill

## PARKS AND OPEN SPACE:

- 1,100 acres of planned parks & open space (25% of Denver's Park System)
- 80-acre Central Park is Denver's third largest
- 45 miles of bike and walking trails connecting to Denver's 800-mile network
- 50+ parks, plus one for dogs and another for skateboards
- Over 35,000 trees have been planted in Stapleton





## DEMOGRAPHICS



1 MILE

**6,184**  
2017 POPULATION



**2,322**  
HOUSEHOLDS



**\$115,674**  
AVG. HOUSEHOLD INCOME



**14,854**  
DAYTIME POPULATION



3 MILES

**111,953**  
2017 POPULATION

**39,387**  
HOUSEHOLDS

**\$87,442**  
AVG. HOUSEHOLD INCOME

**140,869**  
DAYTIME POPULATION







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