

VALUE-ADD
VACANT INDUSTRIAL WAREHOUSE

2345 South Delaware Street Denver, Colorado 80223



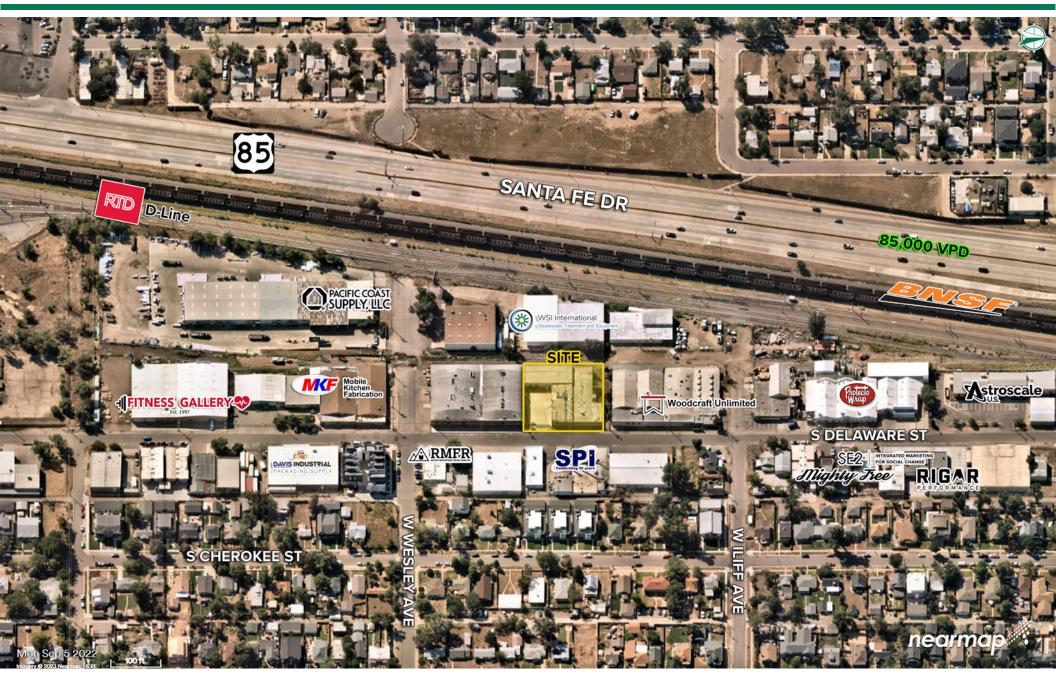
HIGHLIGHTS

- ► 430,000+ population in 5-miles with \$138,000+ Average Household Income
- Vacant value-add industrial warehouse below replacement cost
- ▶ 14,140 SF building on 0.464 acre lot

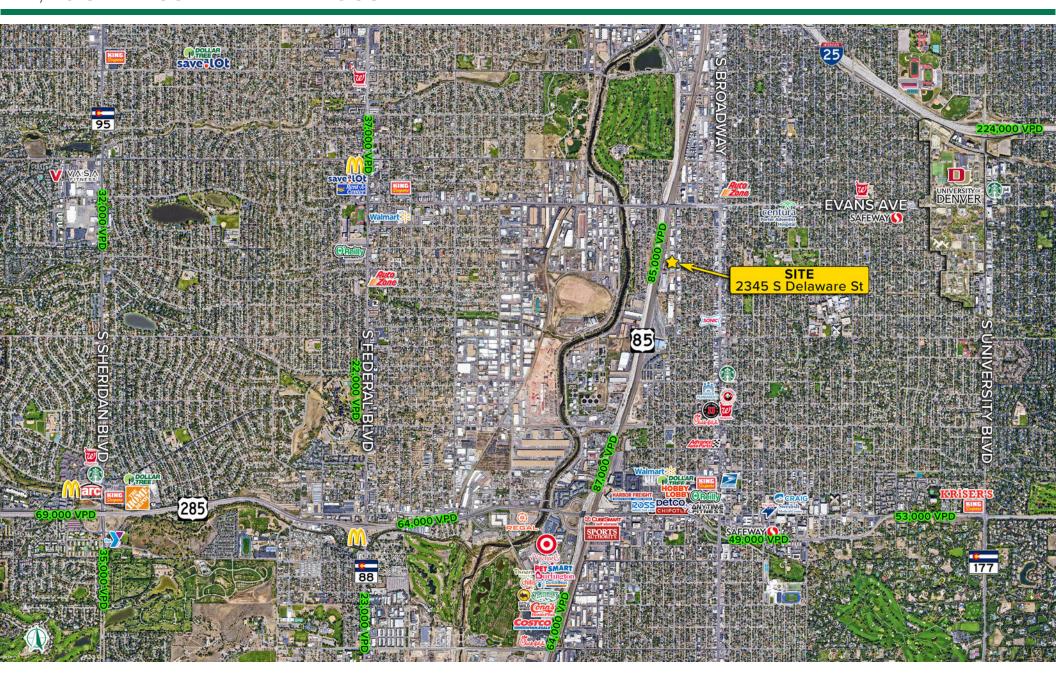
- ► Directly off US 85 (Santa Fe Drive / CanAm Highway) with 85,000 vehicles per day
- ► Immediate area tenants include: Starbucks, Panda Express, Sonic, Chick Fil A, Dunkin, Autozone, Centura Porter Adventist Hospital, Kaiser Permanente, Walgreens, Apothecary Farms, and various industrial firms; less than 2-miles from University of Denver



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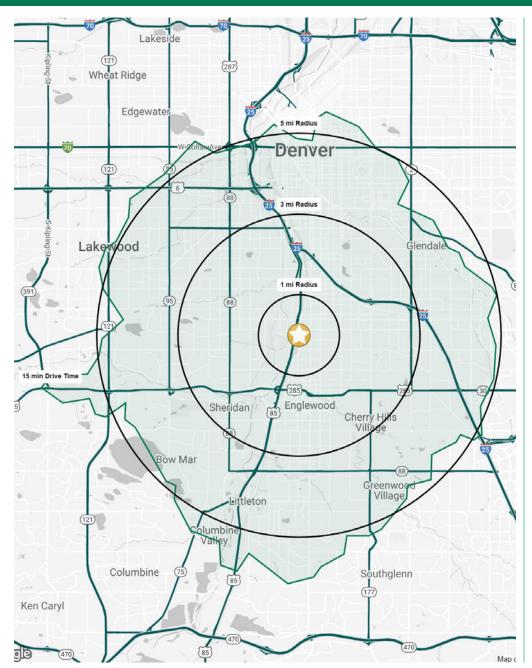








FOR SALE14,140 SF INDUSTRIAL WAREHOUSE



	DEM	OGRAP	HIC SN	ДРЅНОТ
	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION 10,797	151,060	430,773	447,010
神竹竹市	HOUSEHOLDS 5,197	64,266	196,429	205,042
	MEDIAN AGE 36.0	35.7	36.7	36.5
\$ \$	AVERAGE HH \$148,878	INCOME \$145,625	\$138,898	\$135,933
\$ \$	MEDIAN HH IN \$97,778	\$100,734	\$95,449	\$94,024
	BUSINESSES 1,268	10,057	31,256	30,825
	EMPLOYEES 9,419	72,828	256,254	249,829
	EDUCATION: E	SACHELORS 50.6%	+ 52.0%	51.5%







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