



VALUE-ADD
VACANT INDUSTRIAL WAREHOUSE

\$2,100,000

2345 South Delaware Street
Denver, Colorado 80223

FOR SALE

14,140 SF INDUSTRIAL WAREHOUSE

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Denver, Colorado 80223



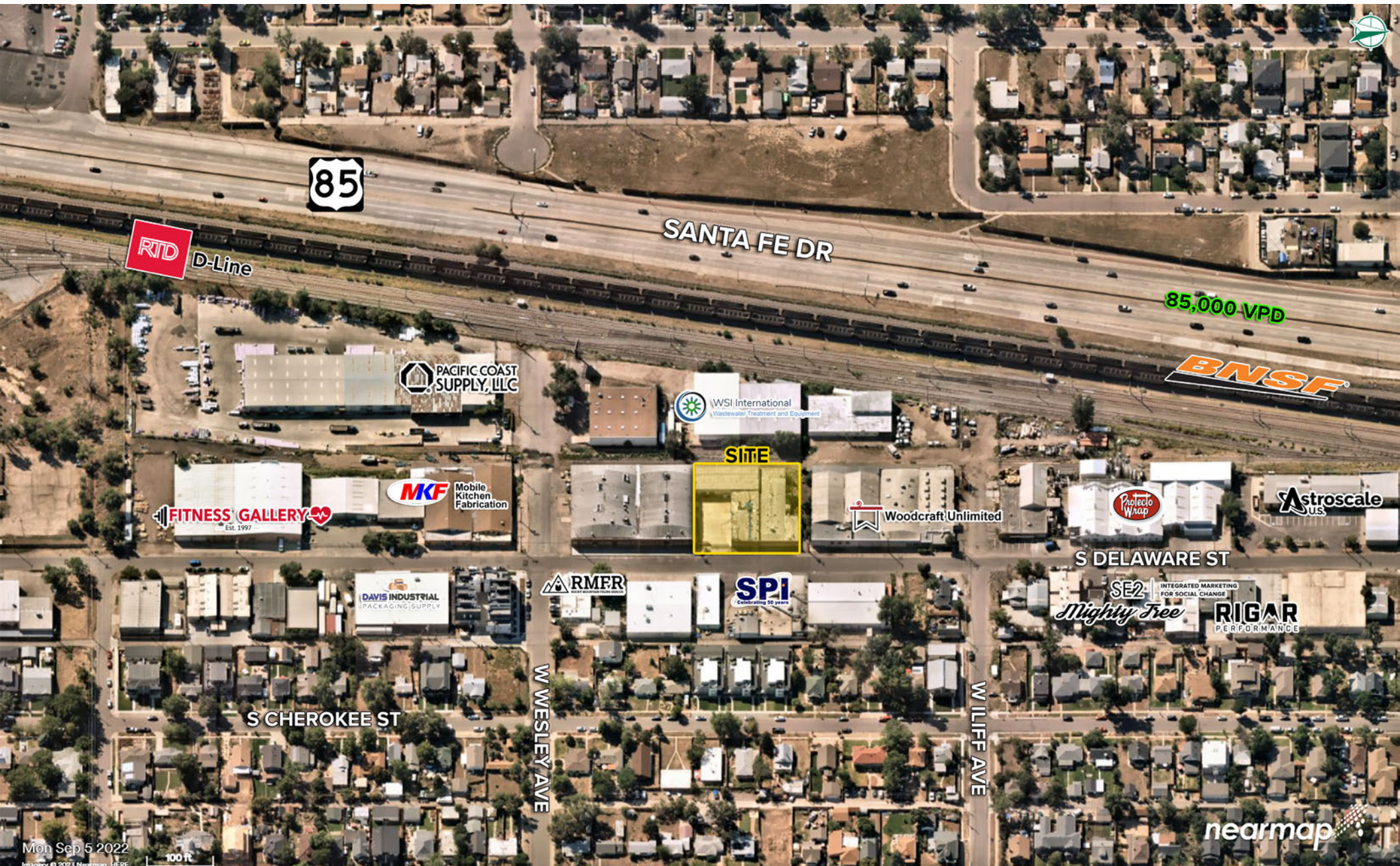
HIGHLIGHTS

- ▶ 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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Mon Sep 5 2022
Imagery © 2023 Nearmap, HERE

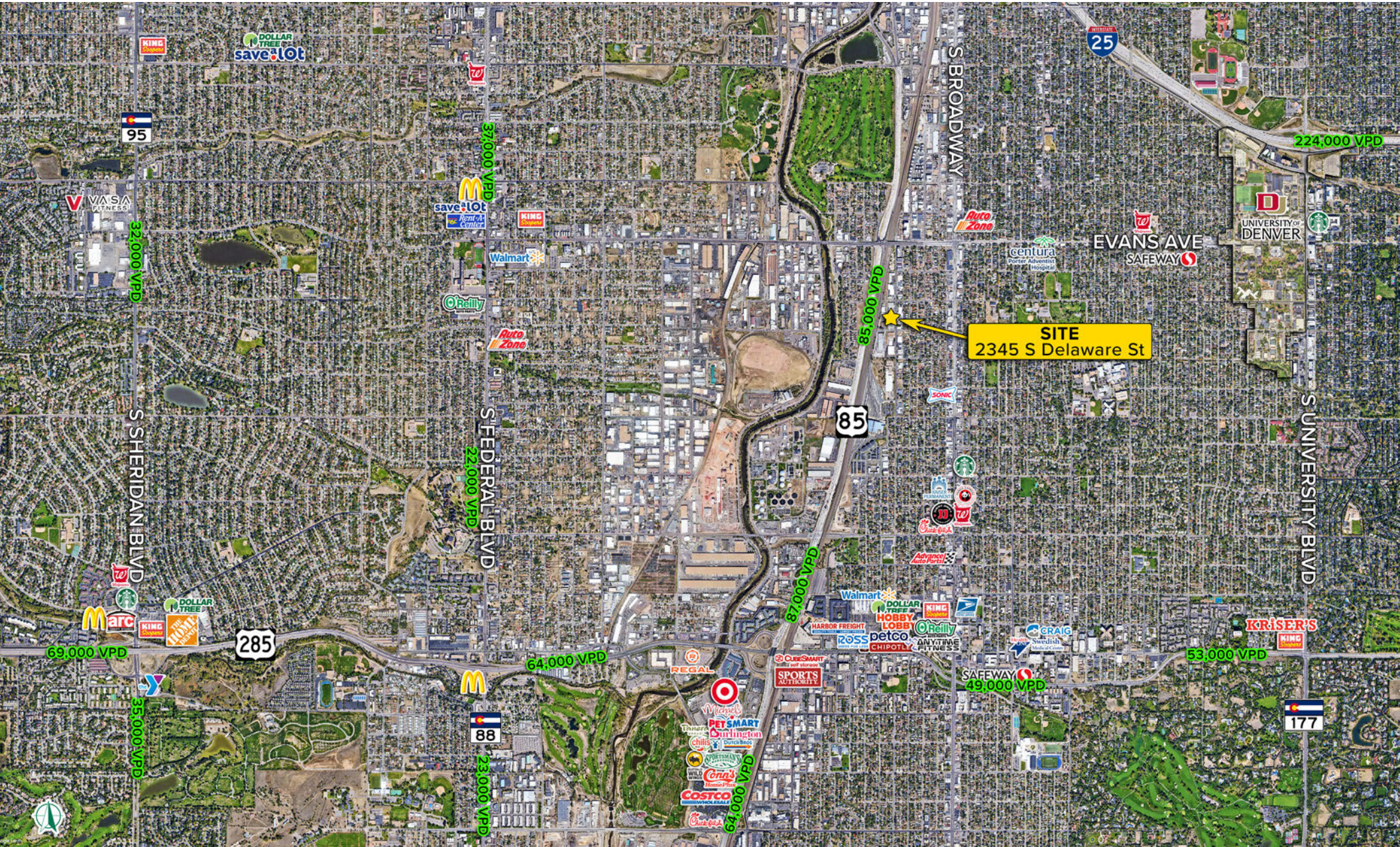
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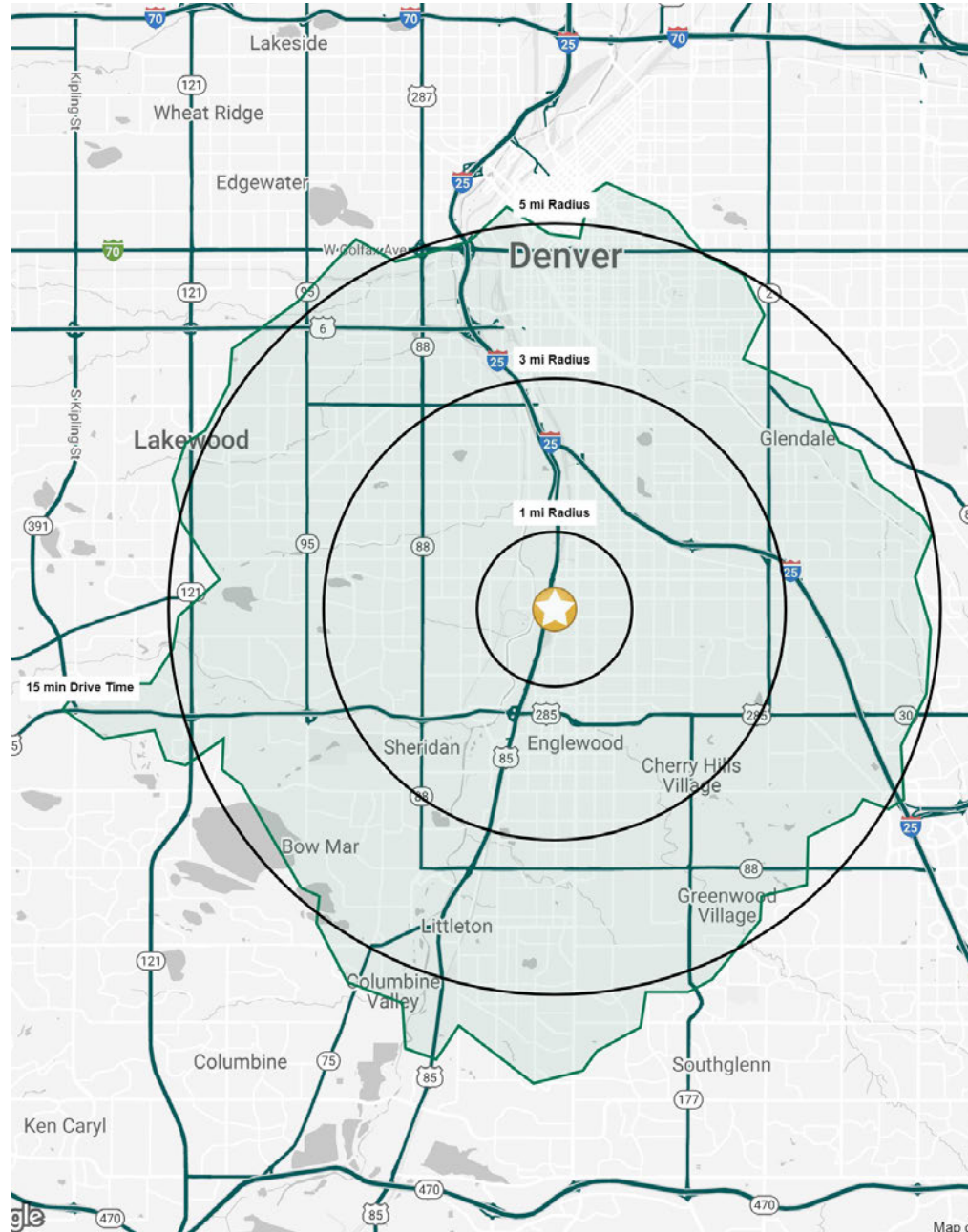
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	10,797	151,060	430,773	447,010
HOUSEHOLDS	5,197	64,266	196,429	205,042
MEDIAN AGE	36.0	35.7	36.7	36.5
AVERAGE HH INCOME	\$148,878	\$145,625	\$138,898	\$135,933
MEDIAN HH INCOME	\$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: BACHELORS +	58.3%	50.6%	52.0%	51.5%

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