

INDUSTRIAL FOR SALE

OWNER OCCUPIED OR INVESTMENT

3650 EAST 41ST AVENUE DENVER, CO 80216



FOR SALE: \$2,300,000

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker
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CO - ER100016698, TX - 759206

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Fun Productions
3650 East 41st Avenue | Denver, CO 80216



Design Highlights

Building Type:	Industrial/Warehouse
Price:	\$2,300,000
Lot Size:	0.475 AC
Asset Type:	2.31/1,000
Zoning:	I-1, Denver; UO-2
Roof:	New 2026
# of Units:	1-4 units
Docks:	6
Drive Ins:	1
Clear Height:	16'
State Parcel #:	1978
Office/ Industrial:	26%/74%
Opportunity Zone:	Yes

Property Overview

3650 E 41st Ave is a functional industrial/warehouse property totaling approximately 9,536 square feet on a 0.475-acre site in Denver. The building has a new roof and is configured for 1-4 units and offers practical warehouse functionality with seven dock doors, one drive-in door, 16-foot clear height, heavy power, and on-site parking at approximately 3.15 spaces per 1,000 square feet. Originally built in 1978, the property is zoned I-1 in Denver and is located within an Opportunity Zone, providing flexibility for a range of industrial, warehouse, distribution, contractor, storage, or light manufacturing users.

Location Overview

The property is located in Denver's Lower North Central industrial submarket, a long-established infill warehouse and logistics corridor with convenient access to I-70, Colorado Boulevard, York Street, and the broader Denver metro transportation network. Its central north Denver location provides users with efficient connectivity to downtown Denver and the I-25/I-70 interchange, making it well positioned for businesses that need urban-core access, regional distribution capability, and proximity to Denver's growing employment and service base.

PROPERTY PHOTOS

Fun Productions

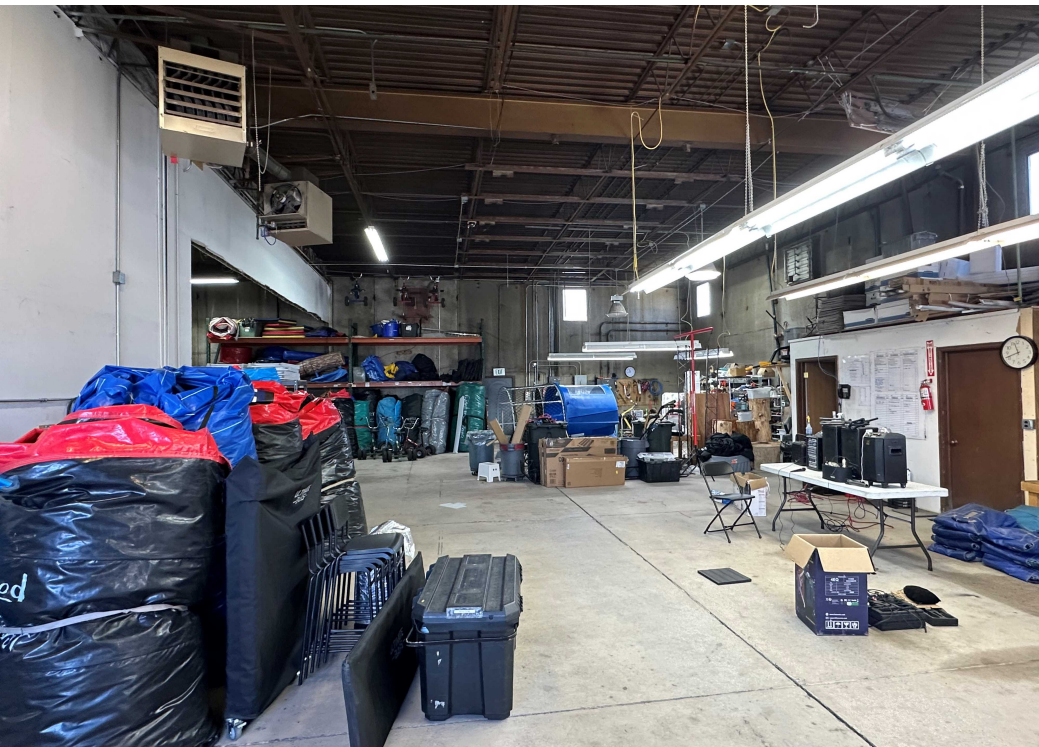
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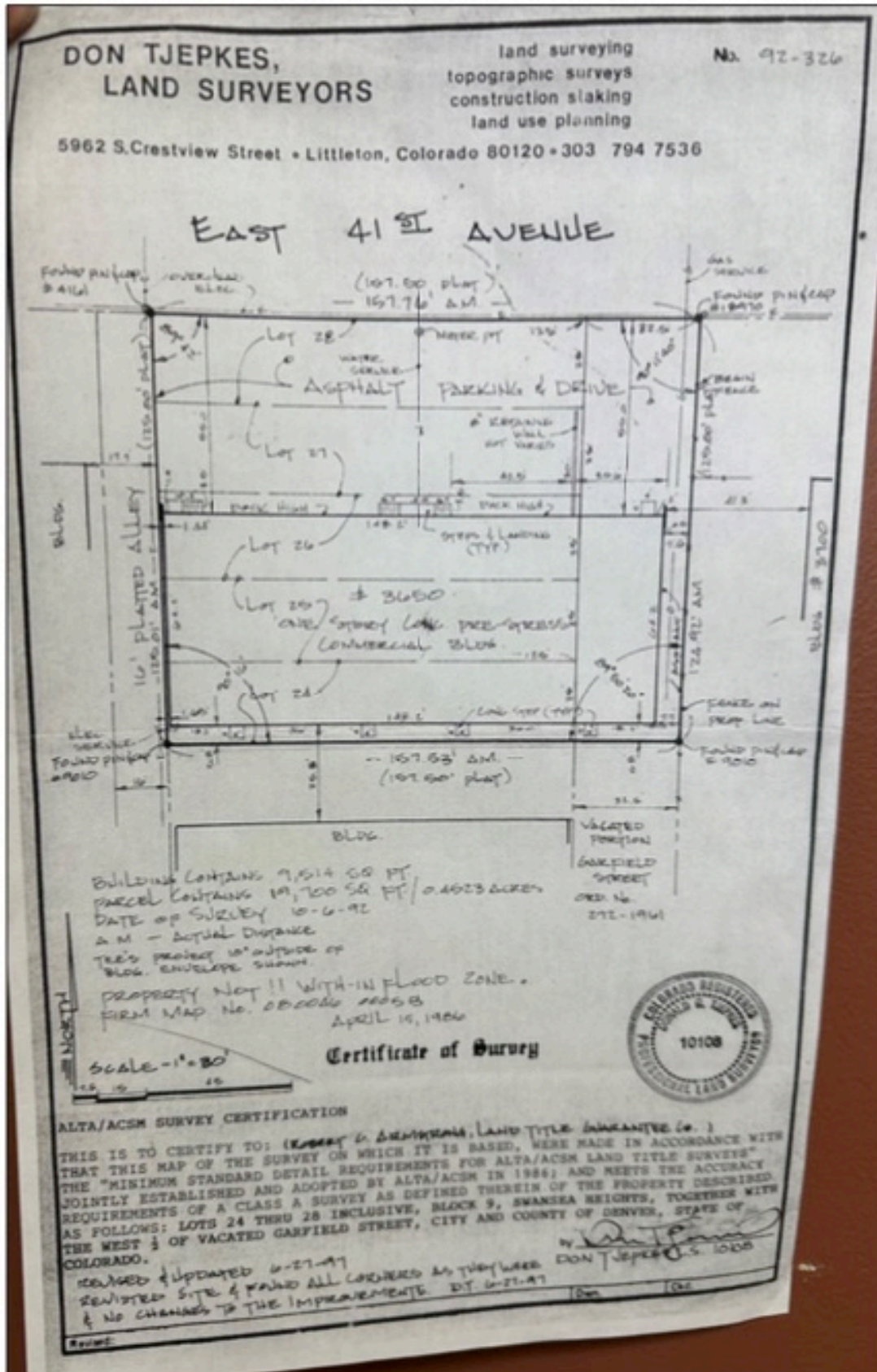
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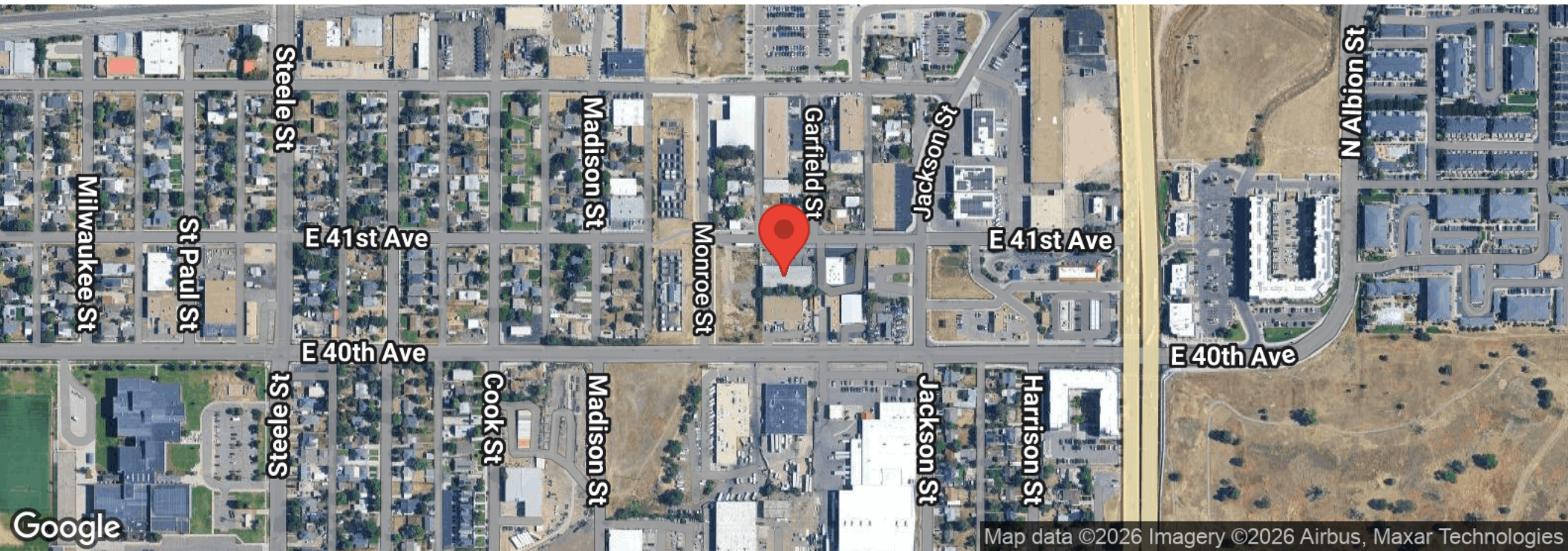
SITE SURVEY



LOCATION MAPS

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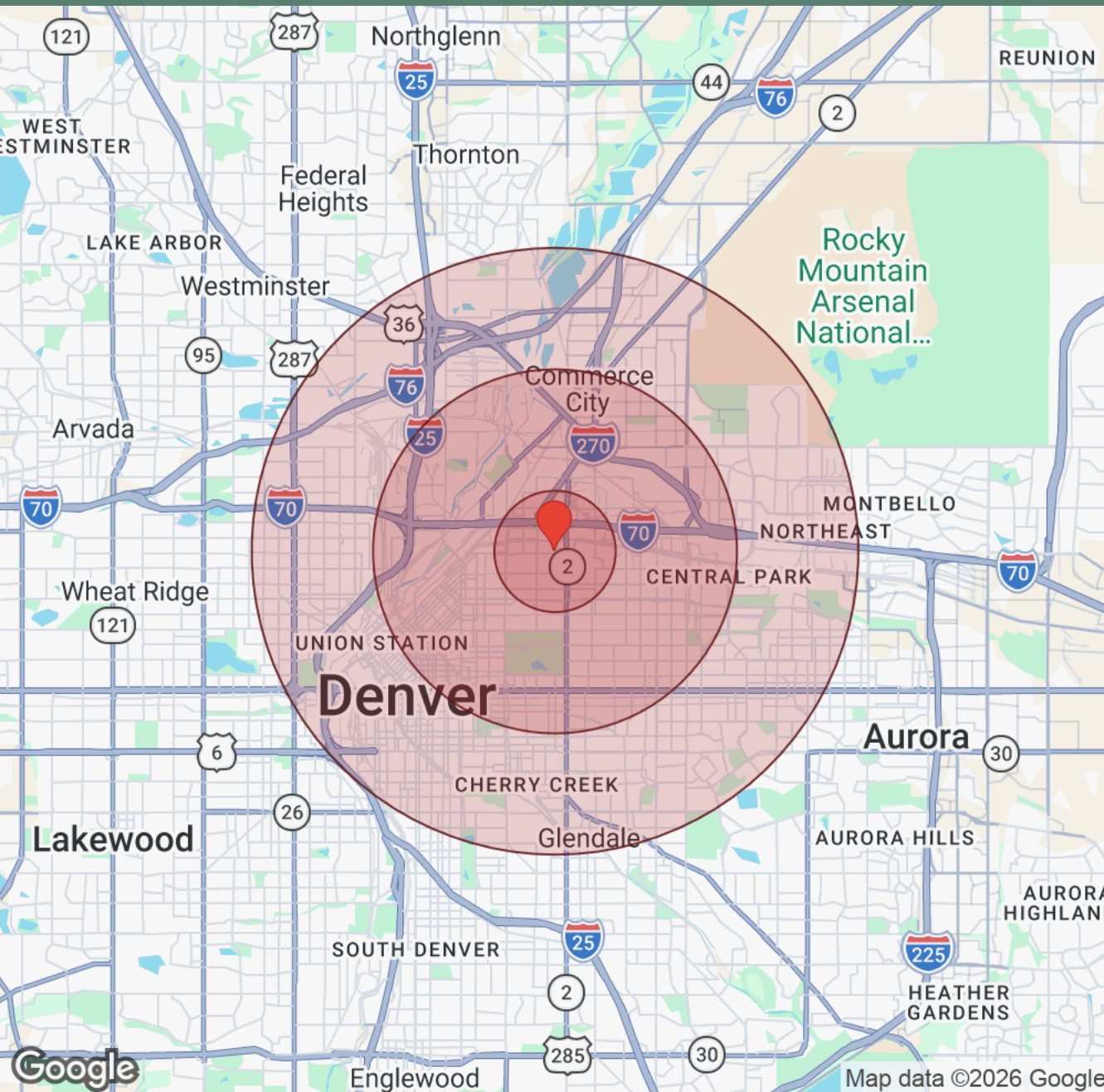
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DEMOGRAPHICS

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Distance:  1 Mile  3 Miles  5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,768	77,337	218,194
Female	5,396	69,560	200,806
Total Population	11,164	146,897	419,000

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,945	82,189	240,757
Black	2,129	17,877	36,244
Am In/AK Nat	57	602	1,592
Hawaiian	9	73	293
Hispanic	4,552	36,812	110,867
Asian	170	4,407	15,922
Multiracial	278	4,524	12,151
Other	25	426	1,131

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,937	80,206	228,823
Occupied	4,411	71,142	202,043
Owner Occupied	2,324	27,519	86,868
Renter Occupied	2,087	43,623	115,175
Vacant	526	9,064	26,780

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,941	19,655	58,982
Ages 15 - 24	1,369	15,188	43,366
Ages 25 - 54	5,643	83,088	231,371
Ages 55 - 64	1,023	12,590	36,712
Ages 65+	1,189	16,375	48,569

Income	1 Mile	3 Miles	5 Miles
Median	\$87,231	\$102,822	\$106,259
Under \$15k	481	5,758	15,167
\$15k - \$25k	250	3,776	8,836
\$25k - \$35k	336	3,304	9,299
\$35k - \$50k	386	4,492	13,812
\$50k - \$75k	563	8,508	25,367
\$75k - \$100k	388	8,870	23,647
\$100k - \$150k	786	13,412	34,734
\$150k - \$200k	375	8,183	23,007
Over \$200k	847	14,839	48,173



Phil Kubat
Principal & Managing Broker
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Phil Kubat is the Principal & Managing Broker of Transworld Commercial Real Estate. Under Kubat's leadership and 15+ years of experience, stemming from roles at Transworld Commercial Real Estate, Covenant Property Group, and CoStar, Transworld Commercial Real Estate serves as a strategic partner to clients for their commercial real estate acquisitions and dispositions.

As a commercial agent, Phil is responsible for providing clients with a streamlined and unparalleled service experience. Phil's clients will benefit tremendously from his partnership with Transworld Business Advisors – Rocky Mountain, Colorado's top business brokerage firm, by providing a holistic suite of services for professionals and entrepreneurs from a collaborative team environment.

In his off hours, Phil enjoys hiking, skiing, golfing, and living life to the fullest alongside his family and friends.