

2177 W 7th Ave

Denver, CO 80204

**Industrial
Leasing Opportunity**

Leasing Brochure

Warehouse Unit For Lease Directly Off I-25 | Offering Rent Abatement



Rate Reduced

Offering Free Rent

MATTHEWS™

Angelo Vattano
Associate
(720) 842-7166
angelo.vattano@matthews.com
License No. FA.100101759 (CO)

Spencer Mason
Vice President
(303) 418-8668
spencer.mason@matthews.com
License No. FA.100082695 (CO)

**Broker of Record
Brayden Conner**
(720) 780-5827
Email: brayden.conner@matthews.com
Broker Lic. No.: ER.100106933 (CO)
Firm Lic. No.: EC.100099522 (CO)

Project Scope

±4,600 SF

Available

±261,000 VPD

Interstate-25

±152,000 VPD

6th Avenue

Project Scope

- **Direct Access to I-25**
- On the outskirts of Downtown Denver
- ± 10 Minutes to I-70
- **Clear-span warehouse**
- **1 Loading dock**
- **Heavy 3-phase power**
- **Updated conference room**
- **Separate office/bullpen area**
- **2 Single stall bathrooms**
- **Seperate man-door to parking lot**
- **Designated parking spots (West side)**

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	21,275	268,714	550,133
Current Year Estimate	17,543	261,063	542,203
2020 Census	12,951	255,085	531,915
Growth Current Year-Five-Year	21.27%	2.93%	1.46%
Growth 2020-Current Year	35.46%	2.34%	1.93%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,512	139,329	265,274
Current Year Estimate	7,149	135,976	262,773
2020 Census	4,712	123,301	243,662
Growth Current Year-Five-Year	19.06%	2.47%	0.95%
Growth 2020-Current Year	51.73%	10.28%	7.84%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$99,181	\$146,267	\$150,717

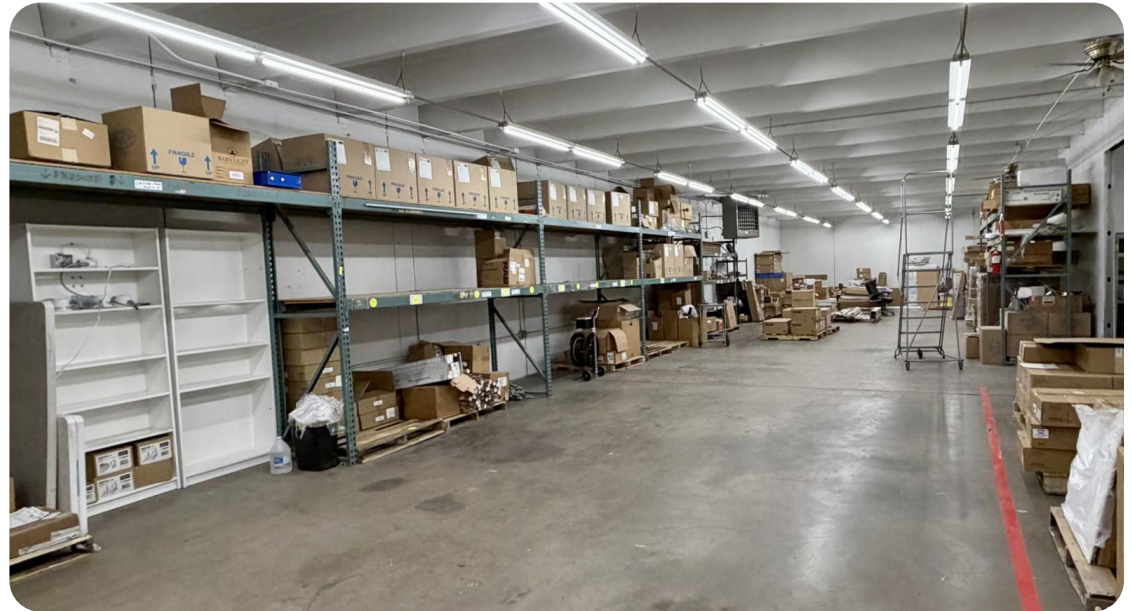
Project Scope

\$11.50/SF | **\$5.33/SF**
For Lease | Estimated NNN's

Key Details

2177 W 7th Ave, Denver CO

Total SF	±4,600
Warehouse SF	±2,750
Office SF	±1,850
Construction	Concrete
Building Power	Heavy 3-Phase Power
Clear Height	10-11'
Loading	1 Dock



Interior Photos



MATTHEWS™

Denver, CO 80204



Denver Space Industrial For Lease

MATTHEWS™

2177 W 7th Ave

Denver, CO 80204



±4,600 SF

Denver Space Industrial For Lease

MATTHEWS™

2177 W 7th Ave

Denver, CO 80204



Spencer Mason
Vice President
(303) 418-8668
spencer.mason@matthews.com
License No. FA.100082695 (CO)

Angelo Vattano
Associate
(720) 842-7166
angelo.vattano@matthews.com
License No. FA.100101759 (CO)

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **760 Vallejo St, Denver, CO, 80204** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

Angelo Vattano

Associate

(720) 842-7166

angelo.vattano@matthews.com

License No. FA.100101759 (CO)

Spencer Mason

Vice President

(303) 418-8668

spencer.mason@matthews.com

License No. FA.100082695 (CO)

Broker of Record

Brayden Conner

(720) 780-5827

Email: brayden.conner@matthews.com

Broker Lic. No.: ER.100106933 (CO)

Firm Lic. No.: EC.100099522 (CO)