

2177 W 7th Ave

Denver, CO 80204

**Industrial
Leasing Opportunity**

Leasing Brochure

Warehouse Unit For Lease Directly Off I-25



MATTHEWS™

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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**
- **Separate 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

\$12.00/SF | **\$5.33/SF**
For Lease | Estimated NNN's

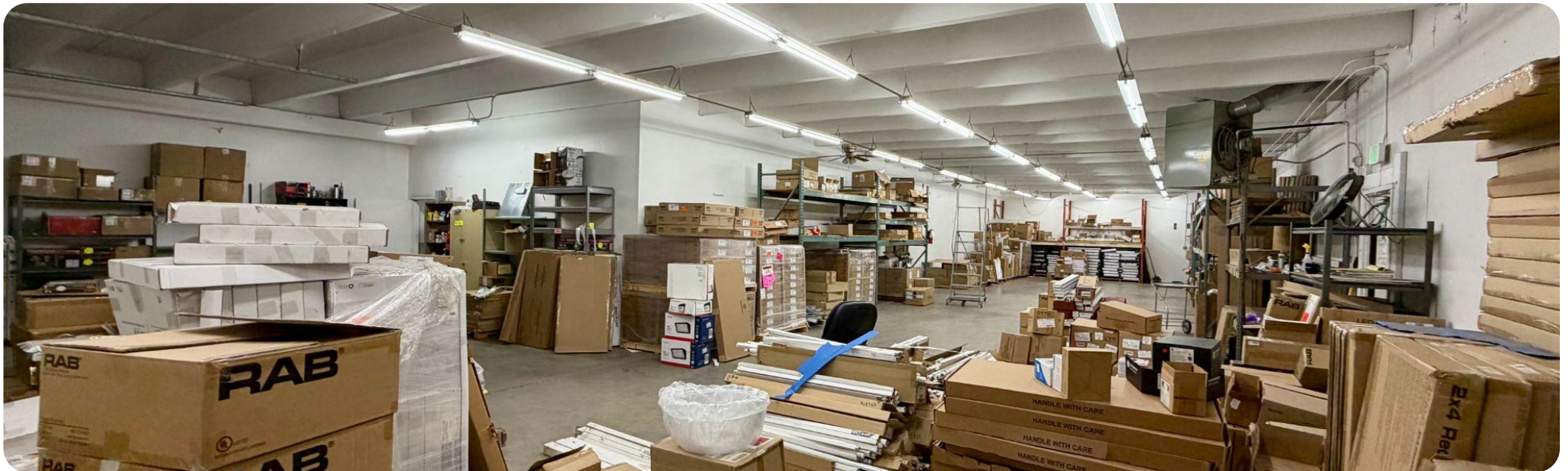
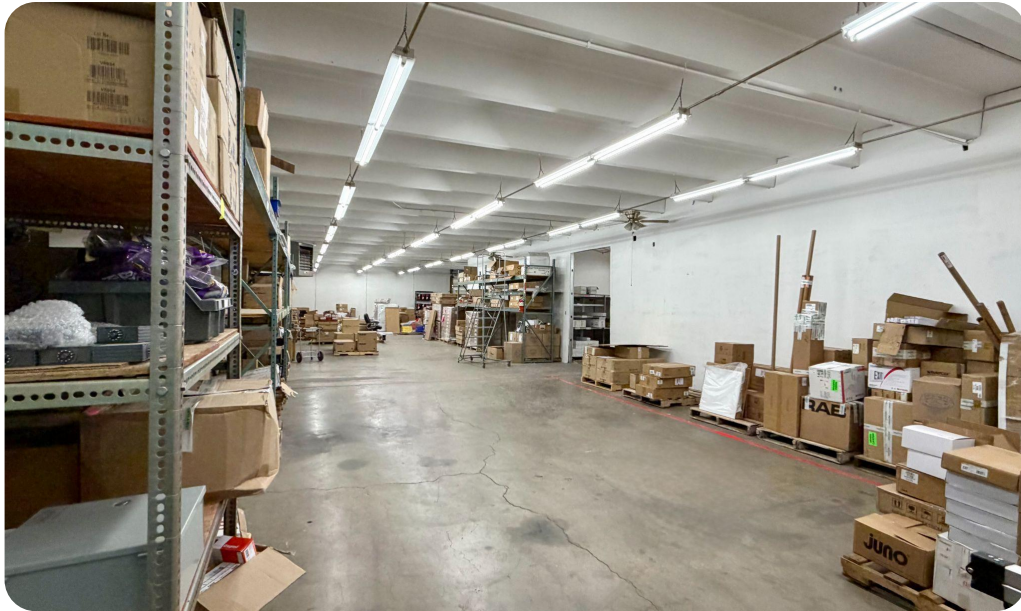
Key Details

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



 **Sun Valley Redevelopment (DHA)**
Denver's Largest Urban Redevelopment Efforts
Tied To Transit And River Restoration.



88

25



Downtown Denver
±2.3 Miles Away



Subject Property



± 152,000 VPD

6

Rickenbaugh Collision Repair
Auto Body Shop



± 39,000 VPD



± 261,000 VPD



Denver Space Industrial For Lease

MATTHEWS™

760 Vallejo St

Denver, CO 80204



±4,600 SF



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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.

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Broker of Record

Brayden Conner

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