

1101

W 36TH AVE

Denver, Colorado

SALE PRICE: \$4,000,000.00

FOR SALE: PRIME DENVER CORNER SITE WITH
REPURPOSE OR REDEVELOPMENT POTENTIAL



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OFFERING / OVERVIEW

1101 W. 36th Ave, Denver, CO, is a 21,875/SF C-MX-5 zoned corner site located in the heart of Denver's LoHi submarket. The property features an existing 9,374/SF metal industrial building with grade-level loading. As one of the last remaining larger undeveloped properties in the submarket, it offers

significant potential. The site is within easy walking distance of numerous retail and dining options and provides convenient access to public transit. While the current zoning allows for redevelopment of up to five stories, the existing building also presents a strong repurposing opportunity.

HIGHLIGHTS

- Existing 9,374/SF Building
- Walking Distance to Some of Denver's Best Dining
- Corner Lot
- Rare Sized Site in Sub-Market
- Minutes to RiNo, National Western Complex & Downtown Denver
- Rectangular Shaped Site
- Easy Access to I-25 and I-70

POPULAR DINING NEARBY

- Wildflower
- The Green Collective Eatery
- The Bindery
- Acova
- Señor Bear
- Root Down
- Kike's Red Taco
- China Dragon
- The Original Chubby's
- Gaetano's
- One Two Three Sushi
- Linger
- Illegal Pete's Northside
- Leever's Locavore
- Postino's
- Fox & the Hen
- Odie B's Sunnyside

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PROPERTY DETAILS



PROPERTY ADDRESS:
1101 W. 36th Ave, Denver, CO



CITY/COUNTY:
Denver/Denver



SALE PRICE:
\$4,000,000.00



WATER/SEWER:
Existing/Denver



SITE SIZE:
21,875/SF



POWER:
3 phase - to be verified (Xcel)



BUILDING SIZE:
9,374/SF



GAS:
Existing (Xcel)



YOC:
1976 - Metal Building



LOADING:
Grade Level



ZONING:
C-MX-5



MILL LEVY:
77.602



PROPERTY TAX:
\$73,736.46 (2023)

AREA DEMOGRAPHICS

	WITHIN 2 MILES
2024 Population	105,069
Average Household Income	\$119,692
Median Home Value	\$684,929
Owner Occupied Households	17,611
Renter Occupied Households	39,388
Median Age	34.8 yrs
Bachelor's Degree or Higher	58%

Source: Costar

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Russell Gruber
Industrial Specialist / Owner

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