



1806

E. 40th Avenue

Denver, Colorado



14,062 SF Corner Lot For Sale

At Main Access Point Into Denver's
RiNo Neighborhood



1806
E. 40th Avenue
Denver, Colorado

RIVER NORTH
ARTS DISTRICT

38TH /
BLAKE STREET
STATION



1806

E. 40th Avenue

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○ **INDUSTRIAL MIXED-USE DEVELOPMENT OPPORTUNITY**

TABLE OF CONTENTS

PROPERTY OVERVIEW	3
EXECUTIVE SUMMARY.....	3
AERIALS.....	4 - 5
BUILDING HIGHLIGHTS.....	6
PROPERTY PHOTOS	7
SITE PLAN.....	8
FLOOR PLAN	9
NEIGHBORING DEVELOPMENTS	10 - 11

PROPERTY OVERVIEW

1806 E. 40th Ave, Denver, Colorado is a 14,062 SF site fronting on 40th Avenue, which is a main access point into RiNo (River North), Denver's hottest and most talked about neighborhood. The area, which was previously known for gritty, functionally obsolete industrial and factory buildings, has been transformed into a mixed-use area with more than 2,198 SF multifamily units, 988,576 SF of complete new office space, and 150 hotel rooms. These numbers are only growing as office lease rates reach into the \$35-\$38/SF NNN range and

vacancy rates remain very controlled by steady absorption. In addition to the successful leasing of new office space there are roughly 100 restaurants, breweries, and food halls for tenants, area residents and neighborhood visitors to choose from. Along with being in the RiNo Neighborhood the site is walking distance to the 38th & Blake Light Rail Station which serves Union Station to DIA making the location prime for development.

EXECUTIVE SUMMARY

PROPERTY ADDRESS:

1806 E. 40th Avenue
Denver, Colorado 80205

SITE SIZE:

14,062 SF
Corner lot

SALE PRICE:

\$3,093,640.00

EXISTING BUILDING SQUARE FOOTAGE:

8,754 SF
Metal building

ZONING:

I-MX-3 (currently)
Current zoning, but falls into the 8-story
38th & Blake overlay



The property is well located at a main access point into Denver's hottest neighborhood - the River North Arts District

AERIAL



1806
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TOTAL SITE:
14,062 SF

RIVER NORTH ARTS DISTRICT


38TH /
BLAKE STREET
STATION

E 40TH AVE

E 38TH AVE

MARTIN LUTHER KING BLVD



SPLATTE RIVER

38TH ST

BLAKE ST

WALNUT ST

LARIMER ST

N DOWNING ST

N WILLIAMS ST

AERIAL

E 40TH AVE

1806

E. 40th Avenue
Denver, Colorado

TOTAL SITE:
14,062 SF

BUILDING:
8,754 SF

N WILLIAMS ST

N HIGH ST

**FUTURE
DENVER ROCK DRILL**

E 39TH AVE



BUILDING HIGHLIGHTS

14,062 SF corner lot in RiNo that is walking distance to the 38th and Blake Light Rail

Zoning: I-MX-3 (currently) but falls into the 8-story 38th & Blake overlay

Existing Building: 8,754 SF (metal building)

YOC: 1982, plus an addition in 1996

Loading: 3 oversized drive in doors

Power: 400 amps of 3-phase, 208 volt (well distributed)

Clear Height: 15'

Heat & A/C: Gas forced heat in the warehouse, A/C in the office.

Water Tap Size: 1"

Tax (2018): \$17,834.18



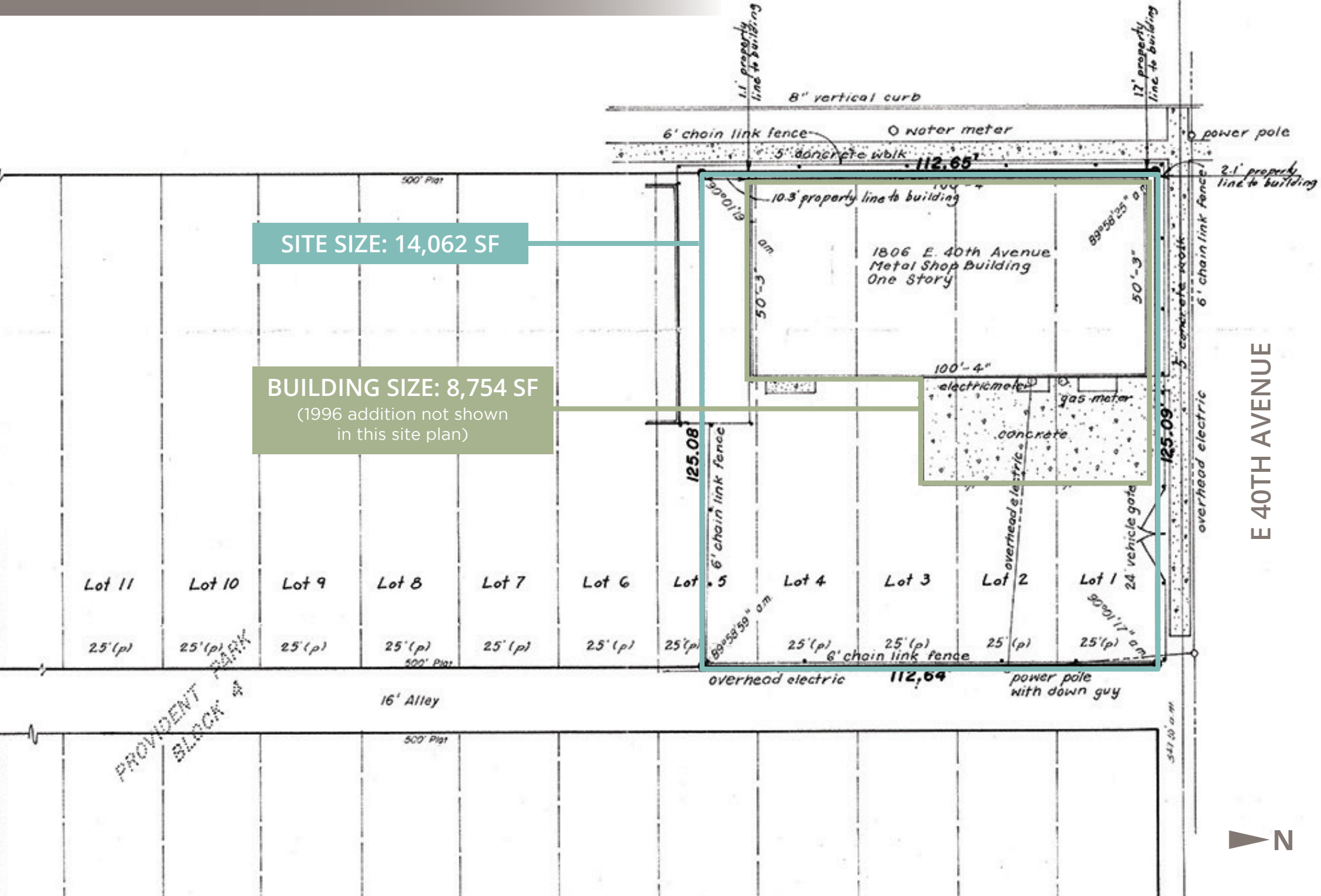
PROPERTY PHOTOS



SITE PLAN

SITE SIZE: 14,062 SF

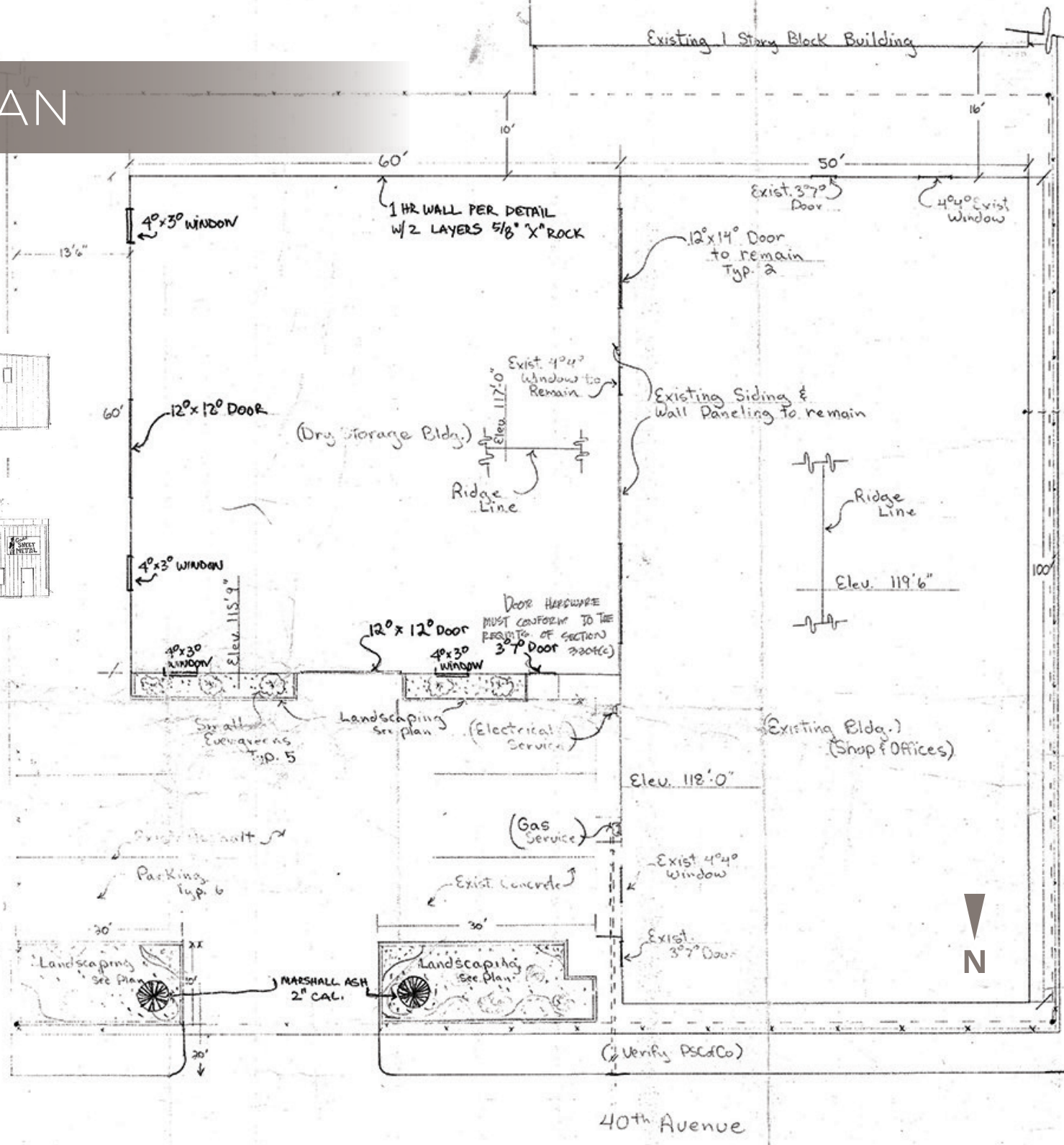
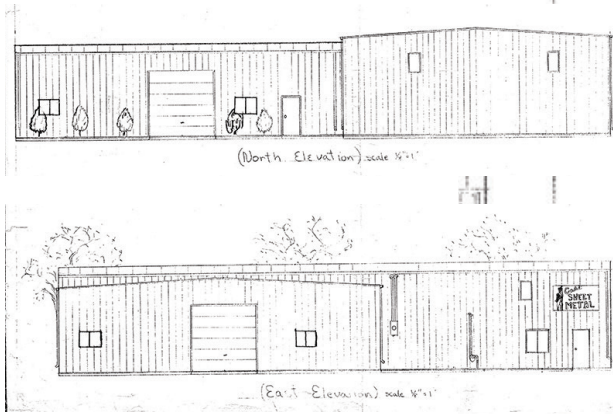
BUILDING SIZE: 8,754 SF
(1996 addition not shown in this site plan)



E 40TH AVENUE



FLOOR PLAN



NEIGHBORING DEVELOPMENTS

1648-1798 E 40TH AVE, DENVER, CO - Denver Rock Drill which is an adaptive re-use plus a ground up project adjacent to the subject property which in the end will total near 700,000 SF. The 700,000 SF is a total of about 516,000 SF of new ground up construction and 155,000 SF of re-purposed warehouse space dating back to 1910 commencing at the south west corner of Williams and 40th. The project will offer office space, retail, residential and hospitality in partnership with Sage Hospitality. Total estimated development cost is currently \$350,000,000.00 and the project will be completed in 3 phases.

3601 WALNUT ST, DENVER, CO - HUB is a brand new complete 105,000 SF of office and retail (majority office, ground floor retail) boasting 14,000 SF floor plates which are clear span and 14' clear heights. The building has had tremendous leasing success grabbing big name tenants like Home Advisor and WeWork.

3858 WALNUT ST, DENVER, CO - Industry at RiNo Station phase two of a co-working concept created early on by Jason and Ellen Winkler which has been a major success in the neighborhood and somewhat of the market model for many other projects in the Denver Metro area. RiNo Station was a ground up project and is just shy of 150,000 SF. Office lease space ranges from about 200 SF up to 10,000 SF+.

38TH AND WALNUT - World Trade Center is a new development to be delivered in 2021 consisting of 250,000 SF of office space, 40,000 SF of business conference space and a 225 room hotel. The project will also offer greens space that's integrated into the development along with easy access to the 38th and Blake Light Rail Stop.

NORTH WYNKOOP - : North Wynkoop is a 14-acre mixed-use project under construction now being developed by Westfield. This site is now home to the Mission Ball Room an AEG concert venue, a new ground up office building as well as more upcoming commercial and residential space..

NEIGHBORING DEVELOPMENTS

LOCATION: 3770 Walnut Street

DESCRIPTION: The 160-unit residential building will offer flexible lengths of stay, from nightly and weekly options to monthly and yearly.

OWNER / DEVELOPER: Peak Development Group

LOCATION: T3 - 3500 Blake Street

DESCRIPTION: A joint venture between Hines and McCaffery who will develop the site into a six-story office building. It will be called "T3" – for timber, transit and technology.

OWNER / DEVELOPER: Hines Corporation and McCaffery Interests, Inc

LOCATION: North Wynkoop apartments - 4050 Brighton Boulevard

DESCRIPTION: A \$155 million multifamily project located in an Opportunity Zone.

OWNER / DEVELOPER: Hines, Cresset Capital

COST: \$155 million

LOCATION: PepsiCo Parking Lots - 3800 N. Brighton Boulevard

DESCRIPTION: Plans are undetermined, but likely some kind of multifamily development.

OWNER / DEVELOPER: Carmel Partners



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Denver, Colorado



INDUSTRIAL MIXED-USE DEVELOPMENT OPPORTUNITY

CONTACT



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Commercial Real Estate Services