

OFFERING / OVERVIEW

Gruber Commercial Real Estate inc, serving as the owners exclusive representative is please to present to the market 2701 W. Colfax Ave, Denver, CO. The 31,075/SF of masonry building sits on a C-MX-8 zoned 13,339/SF site just south of Empower Stadium. This parcel is one of the last remaining sites NOT owned by the Metropolitan Football Stadium District. The buildings, which have been owned by one family for decades are an excellent opportunity

to re-purpose the existing buildings or redevelop. The Sun Valley and LoHi area which are connected at the Empower Stadium are both highly sought after markets for users, developers, and tenants. While the site may be considered a development opportunity by some, the charm and character of the buildings also present a compelling repurposing opportunity. The property is just a few minutes' walk to the light rail and numerous new amenities along Colfax.

EXECUTIVE SUMMARY

PRICE:
CONTACT BROKER

BUILDING SIZE:
31,075/SF (per county)

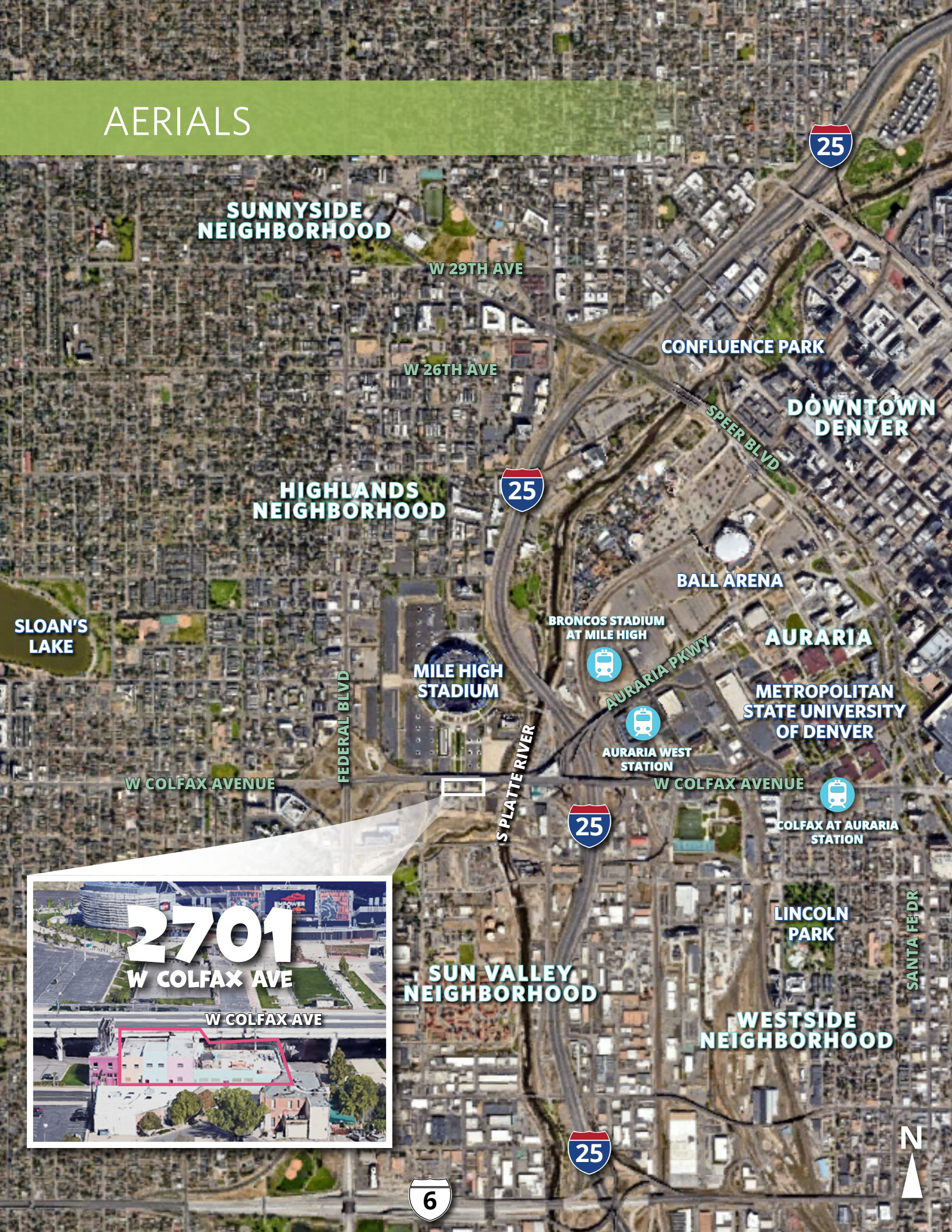
SITE SIZE:
13,339/SF

YOC:
1936

PROPERTY TAX:
\$56,201.38 (2023)

ZONING:
C-MX-8

AERIALS



**SUNNYSIDE
NEIGHBORHOOD**

W 29TH AVE

W 26TH AVE

CONFLUENCE PARK

**DOWNTOWN
DENVER**

**HIGHLANDS
NEIGHBORHOOD**



BALL ARENA

SLOAN'S
LAKE

BRONCOS STADIUM
AT MILE HIGH

AURARIA

MILE HIGH
STADIUM



METROPOLITAN
STATE UNIVERSITY
OF DENVER

AURARIA PKWY



AURARIA WEST
STATION

W COLFAX AVENUE

FEDERAL BLVD

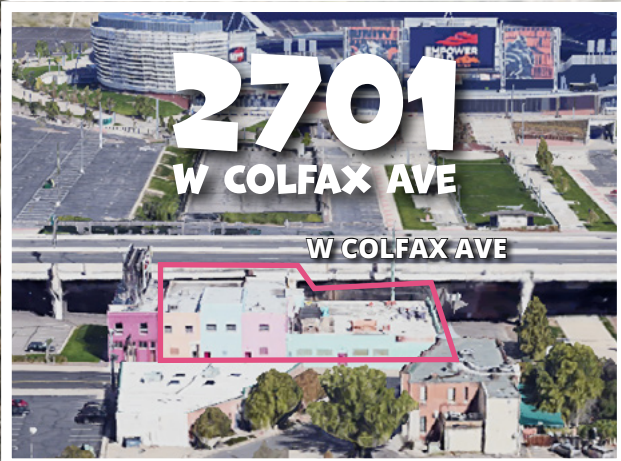
S PLATTE RIVER



W COLFAX AVENUE



COLFAX AT AURARIA
STATION



**SUN VALLEY
NEIGHBORHOOD**

LINCOLN
PARK

SANTA FE DR

**WESTSIDE
NEIGHBORHOOD**

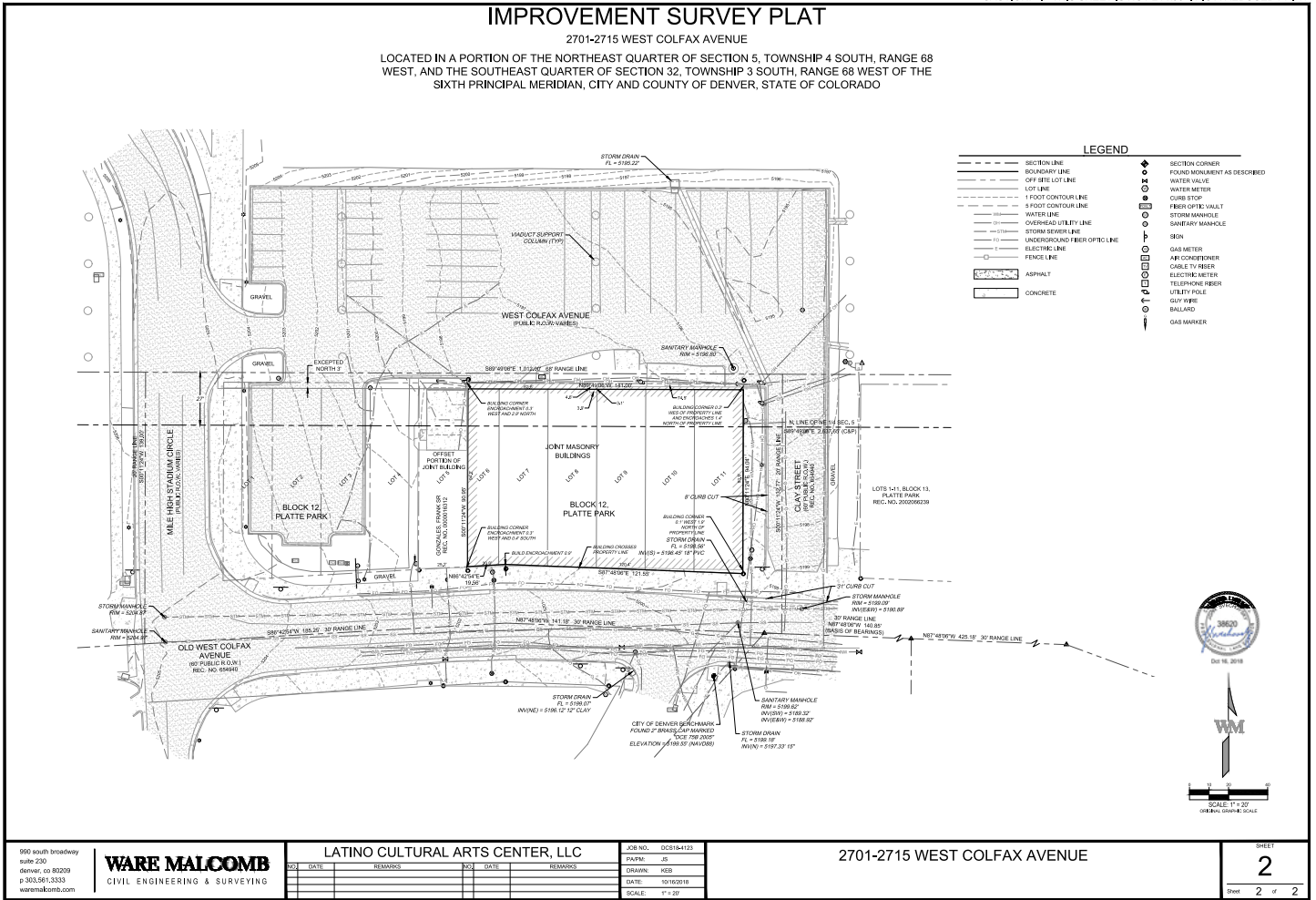


2701 W COLFAX AVE

REPURPOSE OR REDEVELOPMENT OPPORTUNITY

PROPERTY SURVEY

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



OFFERING HIGHLIGHTS



Rare location adjoining the Empower Stadium (Home of the Broncos)

Freestanding masonry buildings

Repurpose or redevelopment opportunities

8-story capabilities

Easy access to I-25

Easy access to downtown Denver

Located in an Opportunity Zone

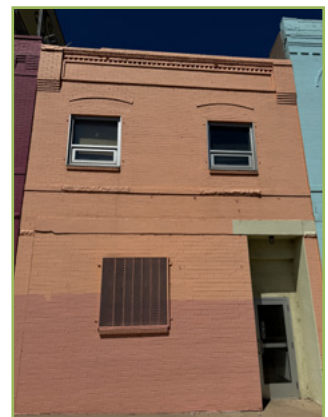
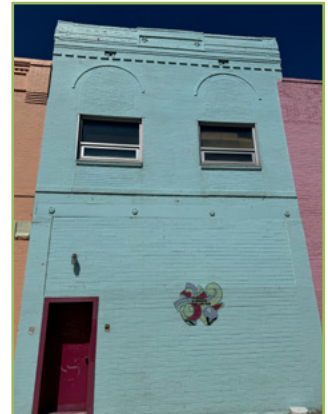
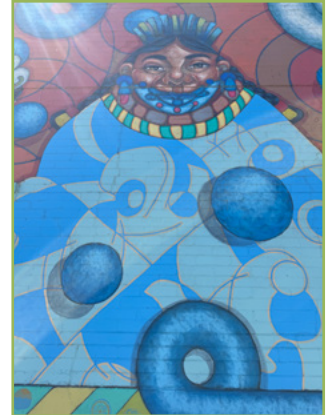
HUB Zone qualified location

Enterprise Zone

Walking distance to Light Rail & bus lines

Walking distance to retail & dining

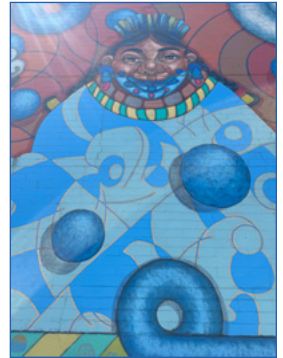
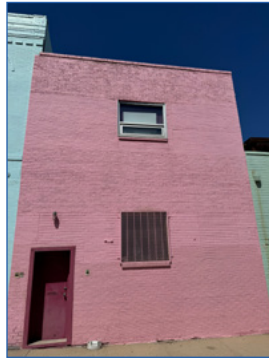
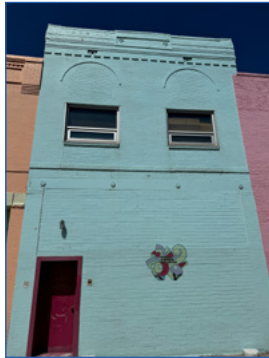
Easy access to the Platte River with bike path and trails



2701 W COLFAX AVE

REPURPOSE OR REDEVELOPMENT OPPORTUNITY

PROPERTY PHOTOS





INTERIOR PHOTOS



THE NEIGHBORHOODS

SUN VALLEY:

Sun Valley is a neighborhood in central Denver, Colorado, bordered by I-25 to the east, Federal Boulevard to the west, 6th Avenue to the south, and 20th Avenue to the north. Located in West Denver, the area is primarily residential, with a mix of multi-family homes. There are also some smaller industrial buildings and newer retail spaces. Notably, children make up 54% of the population, making Sun Valley the only neighborhood in Denver where minors outnumber adults.



Image source: www.surfacemag.com

THE HIGHLANDS:

Highland is a vibrant city-center neighborhood in Denver, Colorado, located just northwest of downtown. It is bordered by West 38th Avenue to the north, a Union Pacific Railroad line on the east, the South Platte River to the southeast, Speer Boulevard to the south, and Federal Boulevard to the west. While “The Highlands” is often used to describe both Highland and West Highland, these are distinct neighborhoods. The Highland neighborhood association defines the eastern boundary as I-25, while West Highland extends from 38th to 29th Avenues and Federal to Sheridan Boulevards. The area is part of Denver’s historic Northside.



Image source: www.uncovercolorado.com

The term “The Highlands” is sometimes used loosely to include other Northwest Denver neighborhoods like Jefferson Park, Sunnyside, and Berkeley, especially in real estate. Berkeley, located just north of West Highland, is often marketed as part of “Upper Highlands” due to recent gentrification. Highland itself is sometimes called East Highland, Lower Highland, or LoHi to differentiate it from West Highland. Adding to the area’s character are historic designations like Potter Highlands, Scottish Highlands, and Highlands Park.



Image source: www.homes.com

Highland Home Pricing: The average price per square foot of a home in Highland in May 2023 was \$518/SF.

NEIGHBORING PROJECTS

- A** EMPOWER STADIUM
(Home to the Denver Broncos)
- B** MEOW WOLF'S 90,000/SF
interactive art installation
- C** RAICES BREWING
located at 2060 W Colfax.
- D** STEAM OFFICE
65,000/SF (3-story)
- E** IRONWORKS 6,900/SF
historic event space
- F** THE ORIGINAL BROOKLYN'S
2644 W. Colfax
- G** ALTA MILE HIGH (1450 Morrison Rd.)
216 Apartment homes (1,2 & 3 bedroom)
- H** GREENHAUS (2797 W. 13th Ave)
- Apartment complex with 1 & 2
bedroom options.



2701

W COLFAX AVE



DENVER, COLORADO

REPURPOSE OR REDEVELOPMENT OPPORTUNITY

AVAILABLE FOR SALE — CONTACT BROKER FOR PRICE



Russell Gruber
Industrial Specialist / Owner

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 720-490-1442

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 grubercommercial.com


COMMERCIAL REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate, Inc.