

4570

COLUMBINE STREET

Denver, Colorado 80216

**FOR SALE: CENTRAL REPURPOSE or
REDEVELOPMENT OPPORTUNITY**

SALE PRICE: \$3,000,000.00



4570 Columbine St.
Denver, CO 80216

70

E 46TH AVE

COLUMBINE ST

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209 Kalamath Street, #9 Denver, CO 80223 | (720) 320-0366 | grubercommercial.com

Gruber
COMMERCIAL REAL ESTATE

OFFERING / OVERVIEW

4570 Columbine St, Denver, CO is a freestanding 8,960/SF masonry building located in the Elyria-Swansea neighborhood, just outside of RiNo. Built in 1974 as a neighborhood grocery store, the building later housed Conely DC Solutions, a battery supplier. This property is a rare find, featuring

a large fenced yard in a rapidly developing Denver neighborhood. The recent completion of the I-70 renovation added a 4-acre park with new sidewalks and landscape directly north of the Columbine building. Additionally, there are new playgrounds and safer access to residential homes and I-70.

HIGHLIGHTS

- Freestanding Commercial Building with Yard
- Fully Sprinklered
- New Roof
- Currently Building has an H4 occupancy (battery storage)
- Fired Rated Demising Walls Into Office
- Primarily Paved Lot
- Fully Fenced Yard with Electric Gate
- Walking Distance to Light Rail
- Easy Access to I-70
- Swansea Elementary School Across the Street
- Minutes to RiNo, National Western Complex & Downtown Denver
- HUB Zone Qualified Location
- Enterprise Zone Qualified Location
- Located within an Opportunity Zone

PROPERTY DETAILS



PROPERTY ADDRESS:
4570 Columbine Street, Denver, CO 80216



TAXES:
\$32,331.06 (2023)



SALE PRICE:
\$3,000,000.00



LOADING:
One (1) Dock (8'X8')



BUILDING SIZE:
8,960/SF (112'X 80' building)



CLEAR HEIGHT:
12' ft



SITE SIZE:
31,000/SF



HEAT:
Gas forced plus attic heat system



CITY/COUNTY:
Denver/Denver



HVAC:
In-office



YOC:
1974



POWER:
600 amps 3 phase 120/208v (to be verified)



ZONING:
PUD



SPRINKLER:
Yes

AREA DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2024 Population	37,725	409,723	1,433,166
2029 Population Projection	38,131	418,434	1,454,491
Annual Growth 2020-2024	-0.3%	-0.4%	-0.1%
Annual Growth 2024-2029	-0.2%	-0.4%	-0.3%
Median Age	35.5	36.1	36.6
Owner Occupied Households	6,794	82,469	294,515
Renter Occupied Households	8,496	111,621	309,386
Average Household Income	\$104,897	\$115,763	\$100,692
Median Household Income	\$79,068	\$87,286	\$76,023
Median Home Value	\$540,886	\$632,617	\$470,053

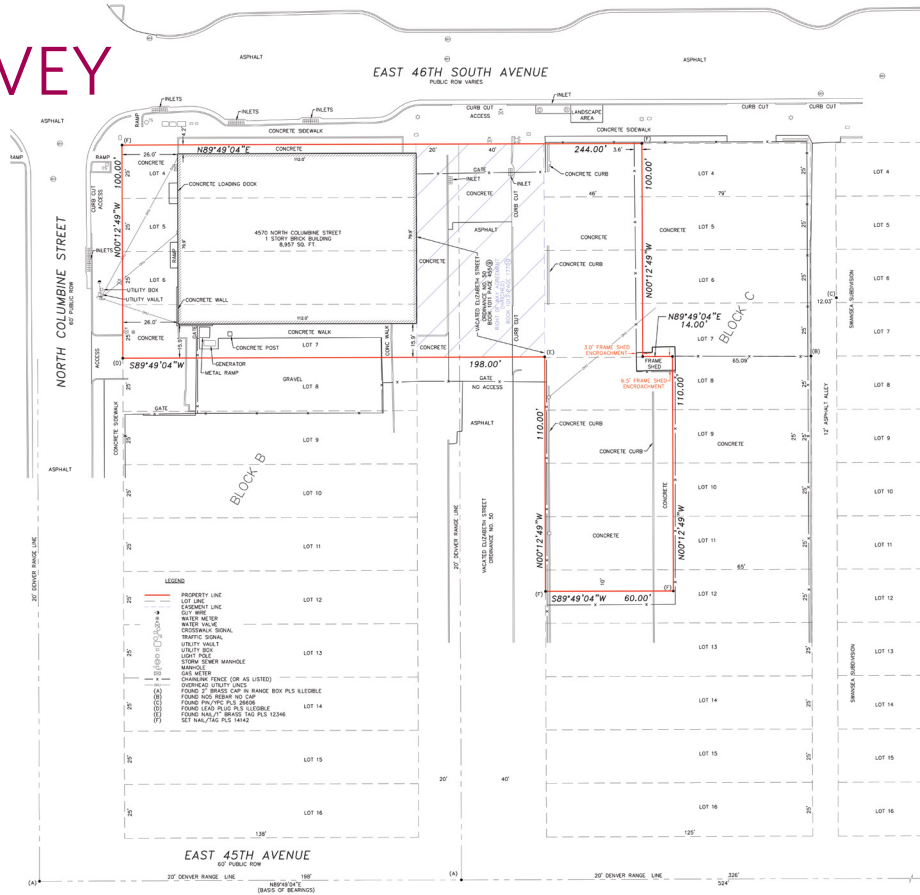
Source: Costar

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PROPERTY SURVEY



A.L.T.A./N.S.P.S. LAND TITLE SURVEY A PORTION OF NW 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO 4570 NORTH COLUMBINE STREET, DENVER, CO 80216 SHEET 1 OF 1

LEGAL DESCRIPTION
(OVER THE TITLE COMMITMENT)
LOTS 4 TO 7,
BLOCK B, AND
LOTS 4 TO 7, EXCEPT THE EAST 79 FEET OF SAID LOTS, AND
LOTS 8 TO 11 AND THE NORTH 10 FEET OF LOT 12, EXCEPT THE EAST 65 FEET THEREOF, BLOCK
C, AND,
TOGETHER WITH ALL OF VACATED ELIZABETH STREET LYING BETWEEN THE EXTENDED SOUTH LINES
OF LOT 7 AND THE EXTENDED NORTH LINES
OF LOT 4,
BLOCKS B AND C.

MONUMENTS REDEVELOPMENT OF PART OF SWANSEA AND BLOCK 67, 1ST ADDITION TO SWANSEA,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

GENERAL NOTES:

- NOTICE, ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHOM IT IS CERTIFIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIES UPON STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2400010206, DATED JUNE 18, 2024, THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- THE BEARINGS ARE BASED ON THE 20' DENVER RANGE LINE IN EAST 45TH AVENUE ASSUMED TO BEAR NORTH 04°42' BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- ONLY SURFACE EVIDENCE OF UTILITIES LOCATED AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1-3-103.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE THE U.S. SURVEY FOOT.
- TAKING INTO ACCOUNT THE POSSIBILITY OF EARTH MOVING, WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- PER FEMA'S FIRM MAP NO. 080440080G DATED 11/17/2005, THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARDOUS AREA (SHAP NOT PRINTED).
- SUBJECT PROPERTY CONTAINS 31,000 SQ. FT. / 0.7117 ACRES.

SCHEDULE B - SECTION 2 TITLE EXCEPTION COMMENTS:

- ORDINANCE NO. 50, SERIES OF 1975 RECORDED FEBRUARY 14, 1975 IN BOOK 1011 AT PAGE 455. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 19, 1975 IN BOOK 1013 AT PAGE 177. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- RESTRICTIVE COVENANT RECORDED APRIL 20, 1976 IN BOOK 1032 AT PAGE 253. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- REQUEST FOR ADMINISTRATIVE MODIFICATION RECORDED MAY 16, 2011 AT RECEPTION NO. 2011053306. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

SURVEYOR'S CERTIFICATE:

TO:
STANLEY PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY;
STEWART TITLE GUARANTY COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11(a), 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/27/2024.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP OR PLAN WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT J. RUBINO, PLS 14142

INDEXING STATEMENT:

DEPOSITED THIS _____ DAY OF _____ 20____ AT _____ M. IN
BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY
SURVEYS AT PAGE _____ OF RECEPTION NUMBER _____

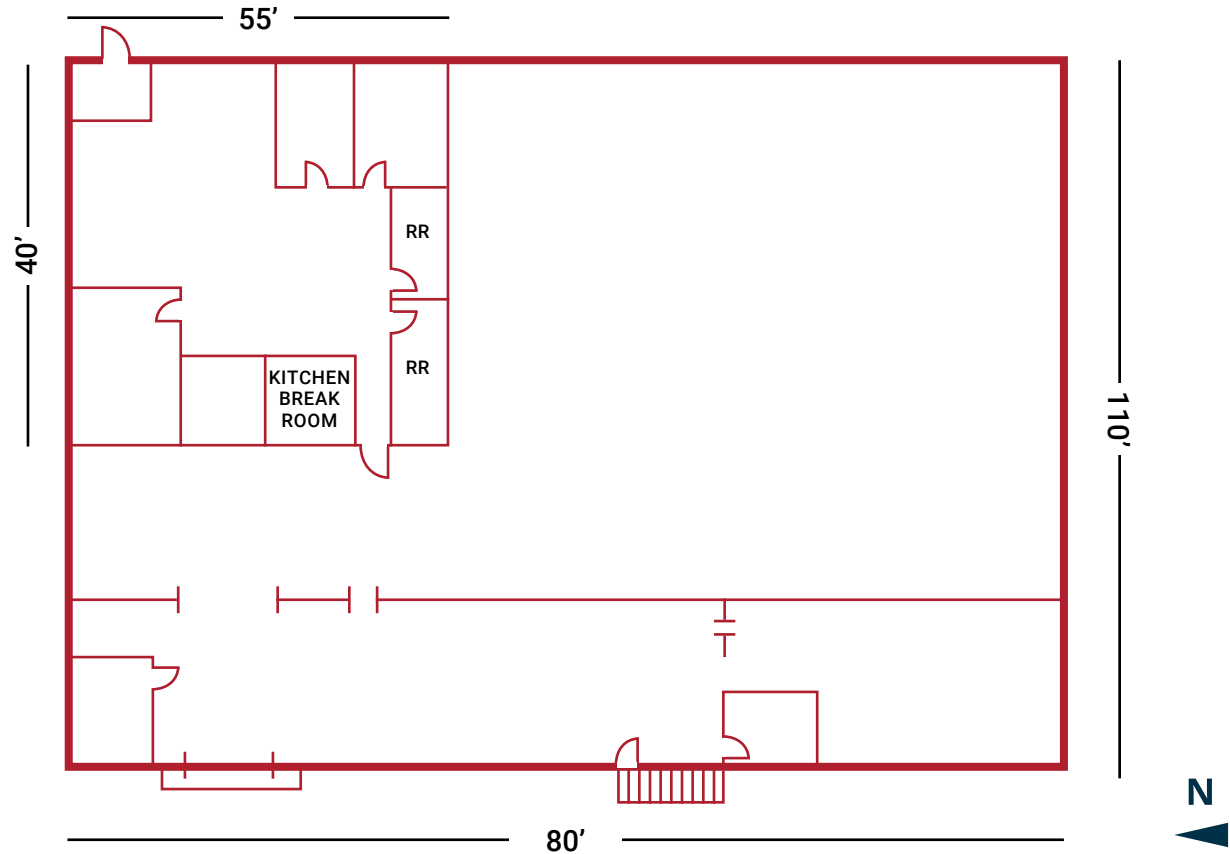
GRAPHIC SCALE
1 inch = 20 ft.

prepared by
RUBINO SURVEYING
1312 AIRPORT ROAD
GOLDEN, COLORADO 80131
(303) 404-9515

REVISIONS	

DATE OF SURVEY: 7/27/24 DATE OF DRAWING: 7/27/24
DRAWN BY: BR PROJECT NO: 24180

FLOOR PLAN



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Russell Gruber
Industrial Specialist / Owner

📍 209 Kalamath Street, #9, Denver, CO 80223

📞 720-490-1442

✉️ russell@grubercre.com

🌐 grubercommercial.com

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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.