

FOR SALE | RARE ADAPTIVE RE-USE OPPORTUNITY!

4801 JACKSON STREET

DENVER, COLORADO 80216

LOCATED IN CENTRAL DENVER NEXT DOOR TO NEW ENTERTAINMENT VENUE



PLEASE CONTACT

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

SQUARE FEET	8,484 SF
BUILDING DIMENSIONS	84' x 101'
LOT SIZE	0.47 Acre (20,400 SF, 100' x 204')
LOADING	1 Dock-high, 1 Drive-in
ZONING	I-A Denver
CONSTRUCTION	Cinder block with brick veneer
PARKING	Surface
SPRINKLERS	Wet
SALE PRICE	\$1,975,000 (\$232.79/SF)

PROPERTY FEATURES

- **SELLER FINANCING AVAILABLE**
- Built in 1950 with new roof in August 2011
- Two restrooms and a newly built H-3 room
- Fenced and paved yard, with ample parking & storage on premises
- Located near Colorado Boulevard & I-70, on major bus route with stops on the block.
- Located near the RTD 40th & Colorado Light Rail Station
- Located in Enterprise Zone and some areas in this neighborhood also fall under the Federally designated Opportunity Zones:

[CLICK HERE FOR MORE INFORMATION.](#)

EXTERIOR VIEW FROM REAR



BUILDING INTERIOR



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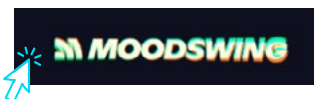
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NEIGHBORHOOD HIGHLIGHTS

- 4801 Jackson Street is a great space for adaptive re-use as creative office, creative production, retail, food & beverage, showroom, or hybrid office/industrial concepts.
- Massive public investment are bringing improvements to the National Western Center and surrounding areas.
- The National Western Center RTD N Line is the first stop out of Union Station.
- Central 70 includes a signature 4-acre park over I-70 and just opened with soccer fields, playground, splash pad and amphitheater.
- Transit + access are in place with improved connectivity, walkability and neighborhood connection.
- 4801 Jackson Street is located next door to MOODSWING, a brand new multi-use destination venue with food, drinks, games and community events.



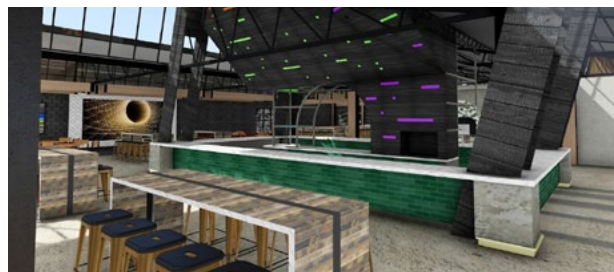
NATIONAL WESTERN CENTER



CENTRAL 70 PROJECT COMPLETED



MULTI-USE VENUE WITH PICKELBALL, FOOD, DRINKS, GAMES & ART



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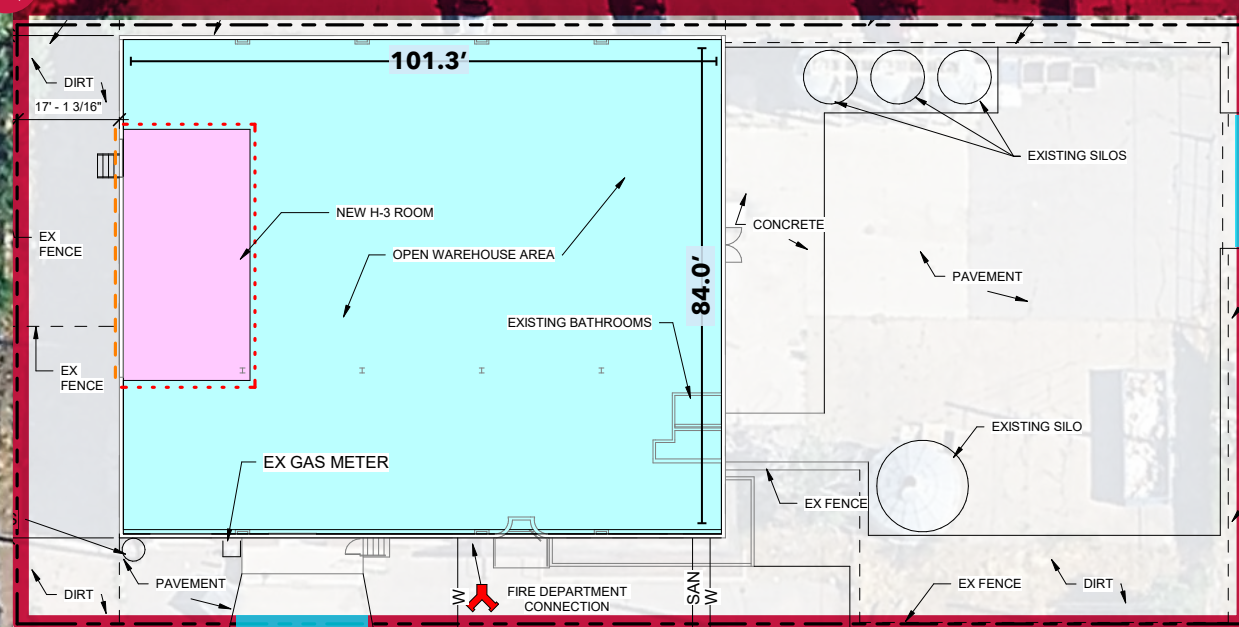
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**SUBJECT
PROPERTY**

FLOOR PLAN

EXISTING WAREHOUSE
DISTILLERY & CONTAINMENT



ACCESS

ACCESS

JACKSON ST

E 48TH AVE



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DEMOGRAPHICS

CoStar 2025	1 Mile	3 Miles	5 Miles
Current Population	7,016	96,232	387,508
Daytime Population	6,945	82,629	325,049
Number of Businesses	458	8,560	34,396
Number of Households	2,231	38,377	176,993
Average Household Income	\$102,410	\$127,610	\$131,696
Median Home Value	\$418,182	\$657,464	\$690,771

TRAFFIC COUNTS

CoStar 2025	Cross Street	Traffic Volume
N Colorado Blvd	E 48th Ave S	33,624 VPD
N Colorado Blvd	E 48th Ave N	28,496 VPD
N Colorado Blvd	N Colorado Blvd N	21,097 VPD
E 48th Ave	Jackson St W	4,224 VPD
E 48th Ave	E 46th Ave W	4,090 VPD



\$362,132,710

Spent on Food & Alcohol
within a 3-mile radius

CoStar 2025



\$325,426,596

Spent on Transportation &
Maintenance within a 3-mile radius

CoStar 2025



\$192,866,200

Spent on Entertainment, Hobbies
& Pets within a 3-mile radius

CoStar 2025



E 50TH AVE

E 48TH AVE

E 47TH AVE

E 46TH AVE

E 45TH AVE

E 44TH AVE

E 43RD AVE

E 42ND AVE

E 41ST AVE

E 40TH AVE

VASQUEZ BLVD

MONROE ST

JACKSON ST

COLORADO BLVD

DAHLIA ST

STEELE ST

JACKSON ST

SMITH RD

SUBJECT PROPERTY

BROTHERS
CUTLERY & FOOD

AI
BEAUTY

WM
WASTE MANAGEMENT

Elite Roofing Supply

CENTRAL 70
PROJECT OFFICE

**40th & Colorado
Light Rail Station**

**RTD
Park'n Ride**

CATERPILLAR

U-HAUL

GUIRY'S
SINCE 1891

SAFeway
DISTRIBUTION
CENTER

PARK HILL PARK



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VASQUEZ BLVD

MONROE ST

JACKSON ST

COLORADO BLVD



SUBJECT
PROPERTY

BROTHERS
CUTLERY & FOOD



BUS STOP

E 48TH AVE

BUS STOP

LOCATED IN CENTRAL DENVER NEXT DOOR TO MOODSWING

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