

FOR SALE OR LEASE



3181 W ALAMEDA AVENUE | DENVER, CO 80219

PROPERTY HIGHLIGHTS

\$1,500,000 (\$162.35/SF)

~~\$1,727,093 (\$187/SF)~~

LIST PRICE

CONTACT BROKER

LEASE RATE

RETAIL

BUILDING TYPE

1956

YEAR BUILT

2015

YEAR RENOVATED

9,239 SF

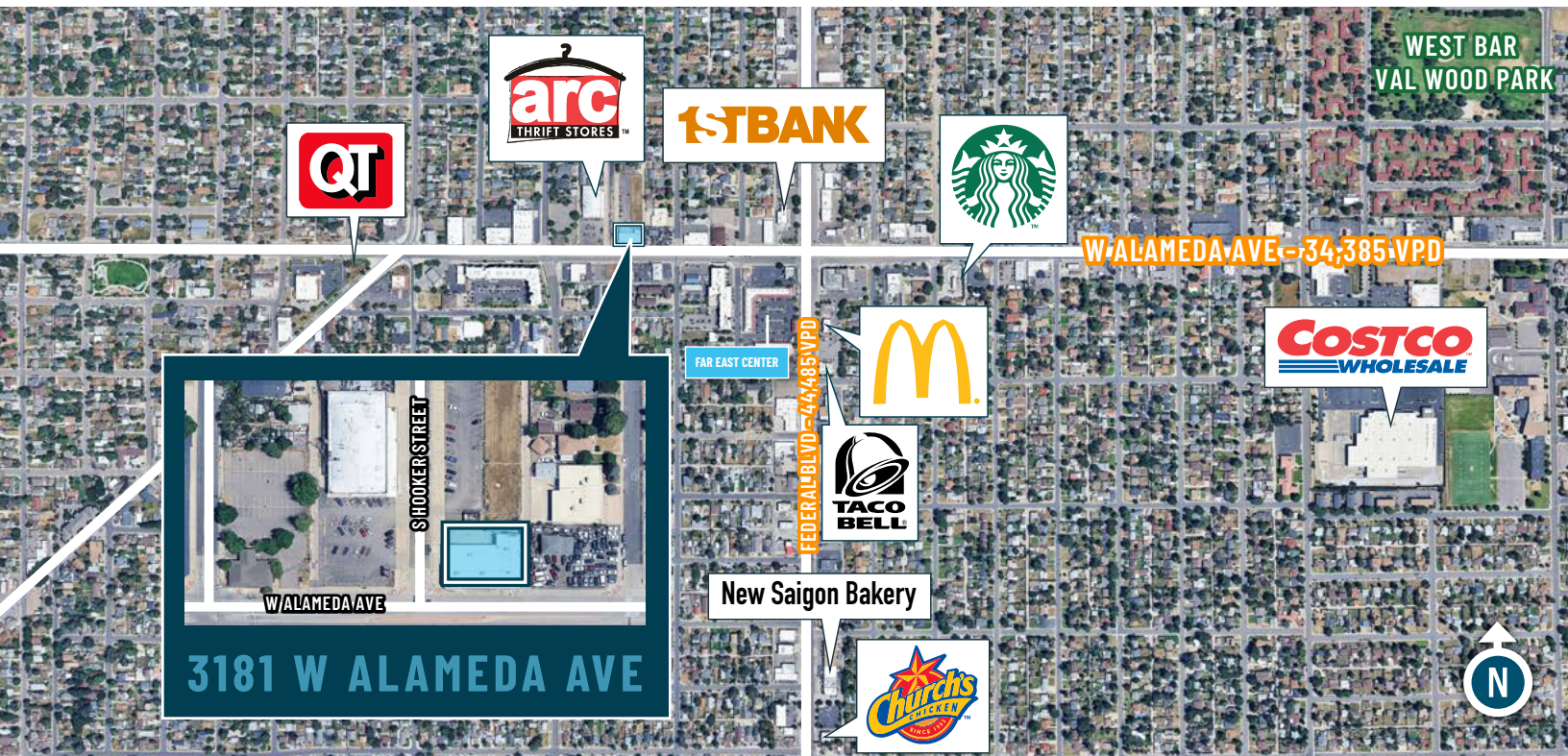
BUILDING SF

13,068 SF

TOTAL LOT AREA

E-MX-3

ZONING



FOR MORE INFORMATION, PLEASE CONTACT

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PROPERTY FEATURES

This fully upgraded space features a updated fire sprinkler system and control panel, a redesigned rear patio created from the former warehouse delivery area, and custom wood fence gates. The property includes updated men's and women's restrooms, a private restroom with shower, a walk-in cooler, and a built-in stage. Interior improvements include Updated ceilings, modern fixtures, and finished drywall throughout, along with a dedicated kitchen prep area. Additional enhancements include an ADA-compliant accessible ramp, a polished 4-inch concrete floor, upgraded indoor and outdoor lighting, LED signage (non-current technology), and complete updated electrical, plumbing, roofing, and HVAC systems.

APPROVED USES IN E-MX-3 ZONING

RESIDENTIAL USES

- Multi-unit dwellings (apartments, flats).
- Live/work units combining residential and certain commercial functions (with a live/work permit).

COMMERCIAL USES - MANY BASIC COMMERCIAL AND STREET-ORIENTED BUSINESS USES ARE ALLOWED, ESPECIALLY THOSE THAT ACTIVATE THE STREET LEVEL:

- Retail shops and services
- Restaurants and cafés
- Personal services (like salons, fitness studios)
- Offices (professional, business)
- Arts, culture, and similar indoor services
- Small-scale entertainment or recreation (e.g., indoor arts or exercise spaces), in many cases subject to zoning review or limitations.
- These uses are permitted to encourage a pedestrian-oriented, mixed-use environment at a neighborhood scale.

Disclaimer:

All zoning information, permitted uses, and development potential are based on sources believed to be reliable but are not guaranteed. Buyer and Buyer's advisors are solely responsible for verifying zoning, permitted uses, development standards, and compliance with all applicable laws, regulations, and approvals with the appropriate governing authorities. Seller and Pinnacle Real Estate Advisors, LLC make no representations or warranties regarding the Buyer's ability to use or develop the Property for any specific purpose.



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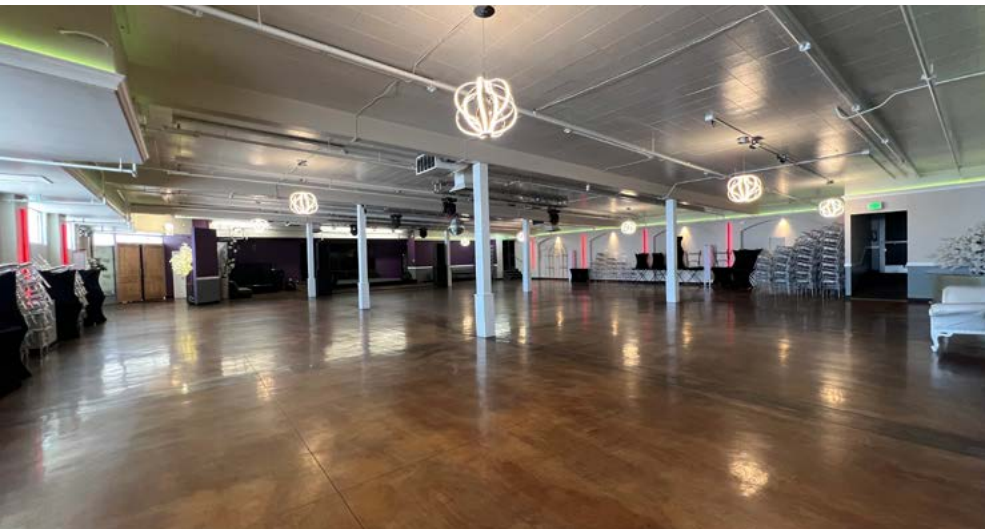
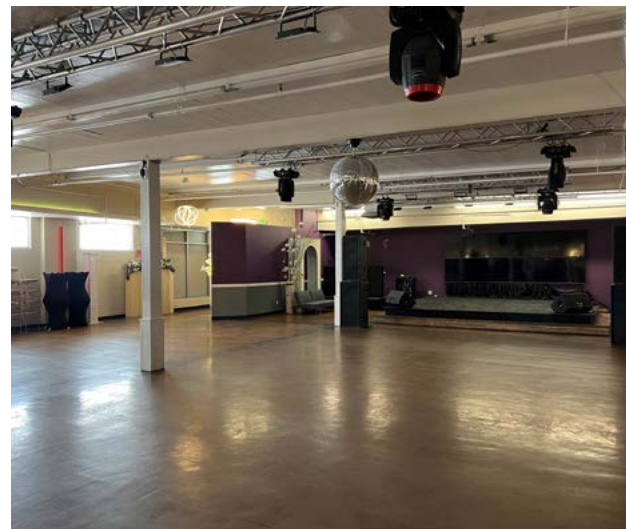
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	1 MILE	2 MILE	3 MILE
2024 POPULATION	22,979	79,914	197,290
MEDIAN HOUSEHOLD INCOME	\$49,990	\$56,608	\$69,961
DAYTIME POPULATION/NUMBER OF EMPLOYEES	6,363	30,182	125,379

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