

INDUSTRIAL FOR SALE

OWNER OCCUPIED OR INVESTMENT

3650 EAST 41ST AVENUE DENVER, CO 80216



FOR SALE: \$2,300,000

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



**PRESENTED BY:**

**PHIL KUBAT**  
Principal & Managing Broker  
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# PROPERTY SUMMARY

Fun Productions  
3650 East 41st Avenue | Denver, CO 80216



## Design Highlights

Building Type:	Industrial/Warehouse
Price:	\$2,300,000
Lot Size:	0.475 AC
Asset Type:	2.31/1,000
Zoning:	I-1, Denver; UO-2
# of Units:	1-4 units
Docks:	6
Drive Ins:	1
Clear Height:	16'
State Parcel #:	1978
Office/ Industrial:	26%/74%
Opportunity Zone:	Yes

## Property Overview

3650 E 41st Ave is a functional industrial/warehouse property totaling approximately 9,536 square feet on a 0.475-acre site in Denver. The building is configured for 1-4 units and offers practical warehouse functionality with seven dock doors, one drive-in door, 16-foot clear height, heavy power, and on-site parking at approximately 3.15 spaces per 1,000 square feet. Originally built in 1978, the property is zoned I-1 in Denver and is located within an Opportunity Zone, providing flexibility for a range of industrial, warehouse, distribution, contractor, storage, or light manufacturing users.

## Location Overview

The property is located in Denver's Lower North Central industrial submarket, a long-established infill warehouse and logistics corridor with convenient access to I-70, Colorado Boulevard, York Street, and the broader Denver metro transportation network. Its central north Denver location provides users with efficient connectivity to downtown Denver and the I-25/I-70 interchange, making it well positioned for businesses that need urban-core access, regional distribution capability, and proximity to Denver's growing employment and service base.

# PROPERTY PHOTOS

Fun Productions

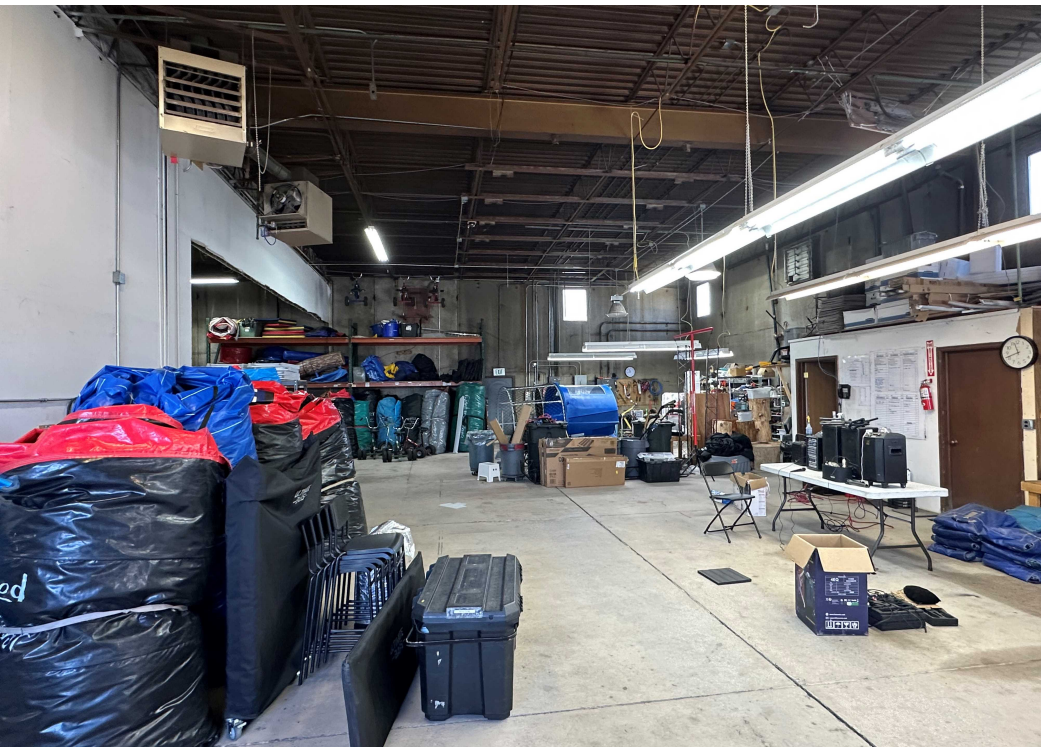
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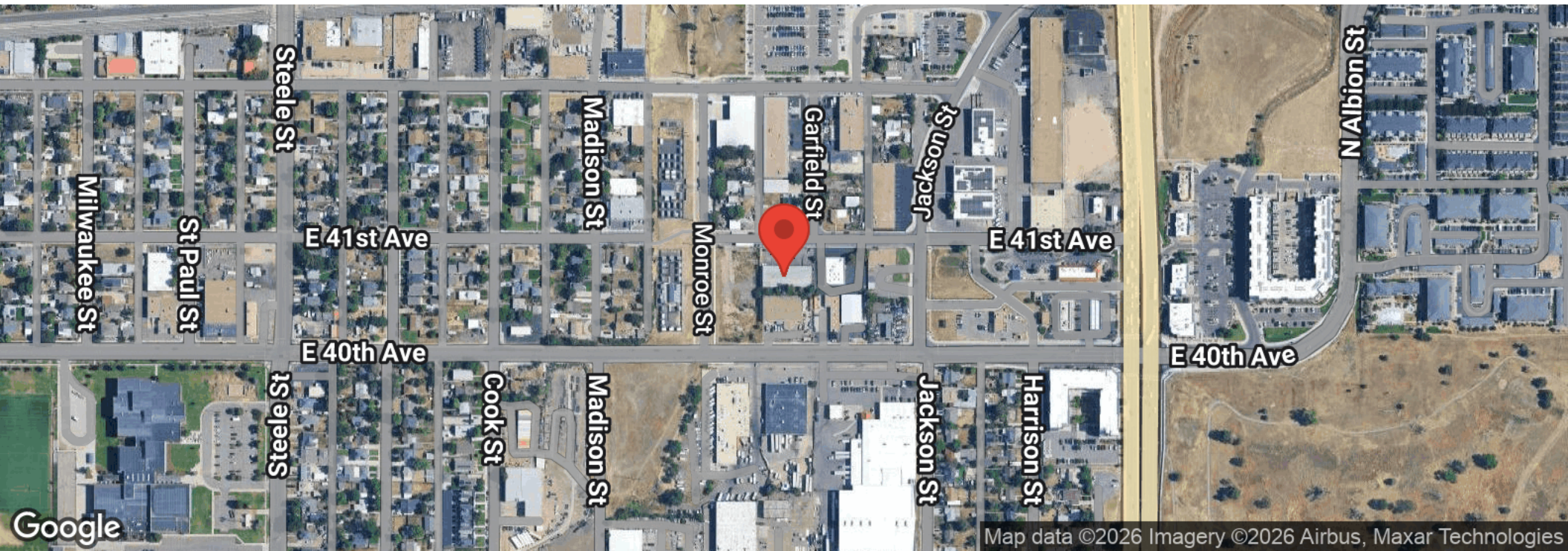




# LOCATION MAPS

Fun Productions

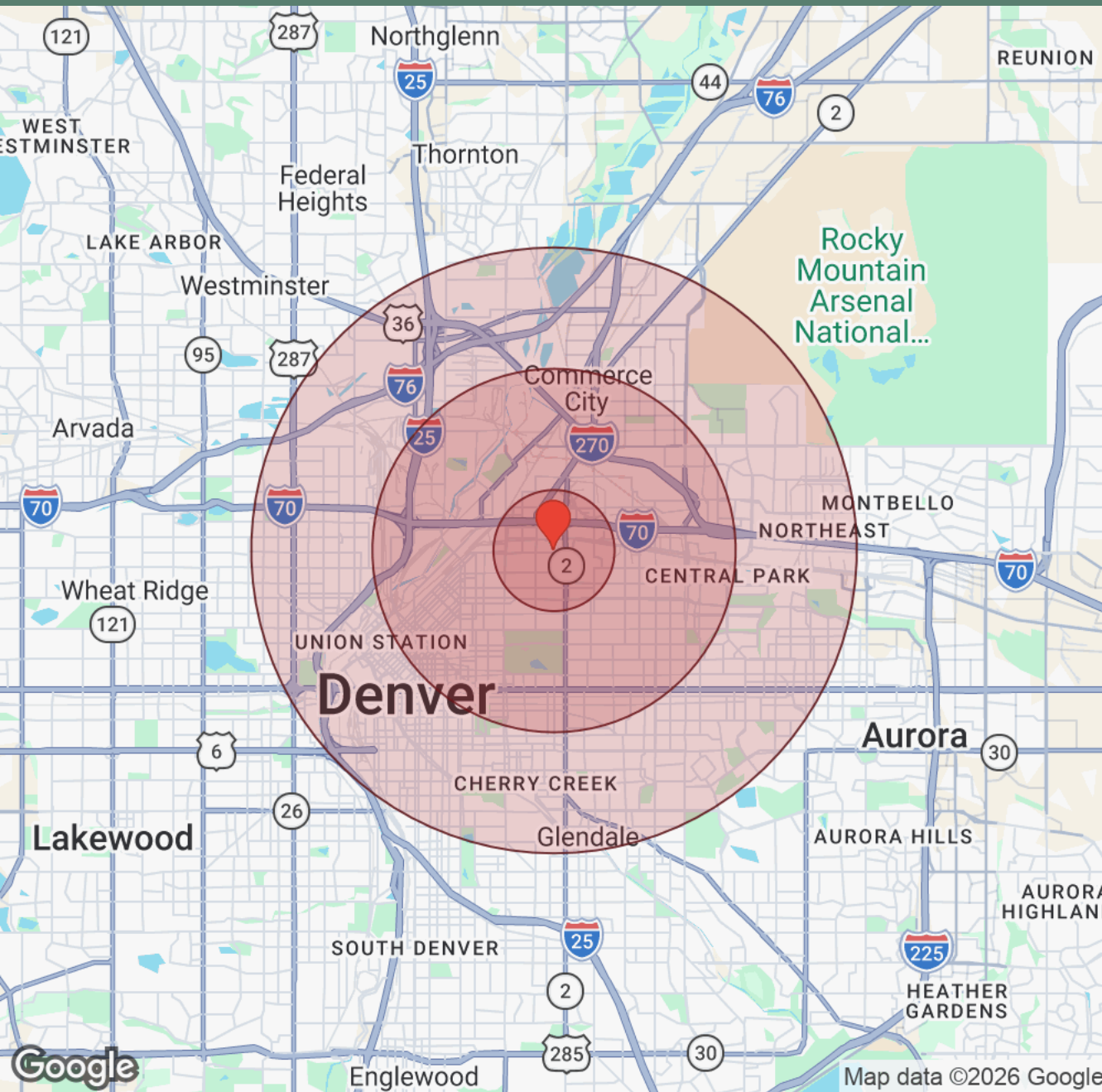
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# DEMOGRAPHICS

Fun Productions

3650 East 41st Avenue | Denver, CO 80216



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,768	77,337	218,194
Female	5,396	69,560	200,806
Total Population	11,164	146,897	419,000

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,945	82,189	240,757
Black	2,129	17,877	36,244
Am In/AK Nat	57	602	1,592
Hawaiian	9	73	293
Hispanic	4,552	36,812	110,867
Asian	170	4,407	15,922
Multiracial	278	4,524	12,151
Other	25	426	1,131

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,937	80,206	228,823
Occupied	4,411	71,142	202,043
Owner Occupied	2,324	27,519	86,868
Renter Occupied	2,087	43,623	115,175
Vacant	526	9,064	26,780

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,941	19,655	58,982
Ages 15 - 24	1,369	15,188	43,366
Ages 25 - 54	5,643	83,088	231,371
Ages 55 - 64	1,023	12,590	36,712
Ages 65+	1,189	16,375	48,569

Income	1 Mile	3 Miles	5 Miles
Median	\$87,231	\$102,822	\$106,259
Under \$15k	481	5,758	15,167
\$15k - \$25k	250	3,776	8,836
\$25k - \$35k	336	3,304	9,299
\$35k - \$50k	386	4,492	13,812
\$50k - \$75k	563	8,508	25,367
\$75k - \$100k	388	8,870	23,647
\$100k - \$150k	786	13,412	34,734
\$150k - \$200k	375	8,183	23,007
Over \$200k	847	14,839	48,173



**Phil Kubat**  
**Principal & Managing Broker**  
**Phil@transworldcre.com**  
**(720) 909-8557**

Phil Kubat is the Principal & Managing Broker of Transworld Commercial Real Estate. Under Kubat's leadership and 15+ years of experience, stemming from roles at Transworld Commercial Real Estate, Covenant Property Group, and CoStar, Transworld Commercial Real Estate serves as a strategic partner to clients for their commercial real estate acquisitions and dispositions.

As a commercial agent, Phil is responsible for providing clients with a streamlined and unparalleled service experience. Phil's clients will benefit tremendously from his partnership with Transworld Business Advisors – Rocky Mountain, Colorado's top business brokerage firm, by providing a holistic suite of services for professionals and entrepreneurs from a collaborative team environment.

In his off hours, Phil enjoys hiking, skiing, golfing, and living life to the fullest alongside his family and friends.