

9690

DALLAS ST • UNITS I-J

COMMERCE CITY, CO 80640

**FOR SALE OR LEASE**  
INDUSTRIAL / FLEX / SHOWROOM



~~\$1,400,000~~ **\$1,250,000**

\$12/SF (NNN) & 3 MONTHS' OF ABATED RENTS!

**RACHEL COLOROSA, CCIM**

SENIOR BROKER ASSOCIATE

303.886.8154

rcolorosa@uniqueprop.com

**ZACH SCHUCHMAN**

BROKER ASSOCIATE

317.389.0533

zschuchman@uniqueprop.com



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

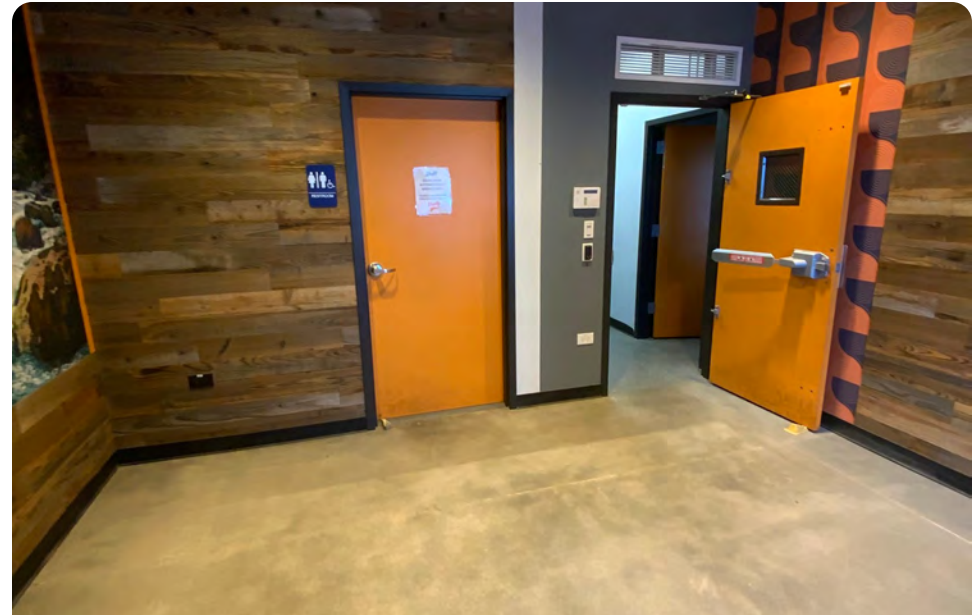
# PROPERTY HIGHLIGHTS

|             |                                                       |
|-------------|-------------------------------------------------------|
| Address     | 9690 Dallas St., Units I-J<br>Commerce City, CO 80640 |
| Units I & J | +/- 5,000 SF<br>(Units cannot be sold separately)     |
| Year Built  | 2000, Renovated 2017                                  |
| HOA         | \$990.74/mo                                           |
| Loading     | (1) 12' x 14' Drive-In Door                           |
| Ceiling     | 23' Clear                                             |
| Zoning      | I-3                                                   |
| Electrical  | 3 Phase, 200 Amps                                     |
| Taxes       | \$25,494 (Both units)                                 |

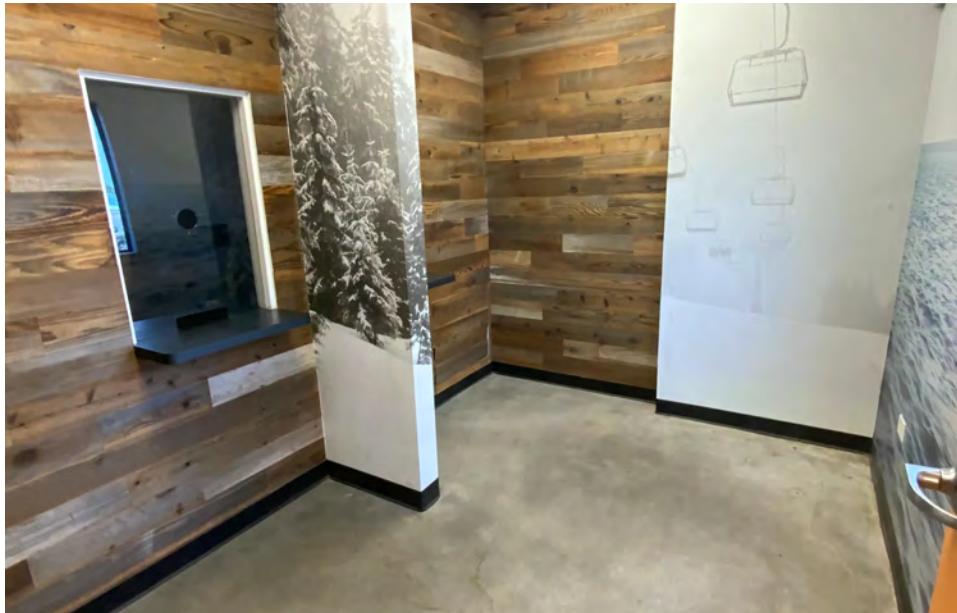
## PROPERTY DESCRIPTION

Units I & J offer 5,000 SF of contiguous industrial/flex/retail showroom space featuring a retail storefront, large kitchen, and two ADA-compliant restrooms. The layout includes multiple warehouse areas that can be converted to 23' clear height, along with wet fire sprinklers and semi-truck circulation for efficient access.

- Retail storefront with flexible showroom potential
- Large kitchen + (2) ADA-compliant restrooms
- Multiple warehouse areas (convertible to 23' clear height)
- 5,000 SF contiguous industrial/flex space with semi-truck access & wet sprinklers



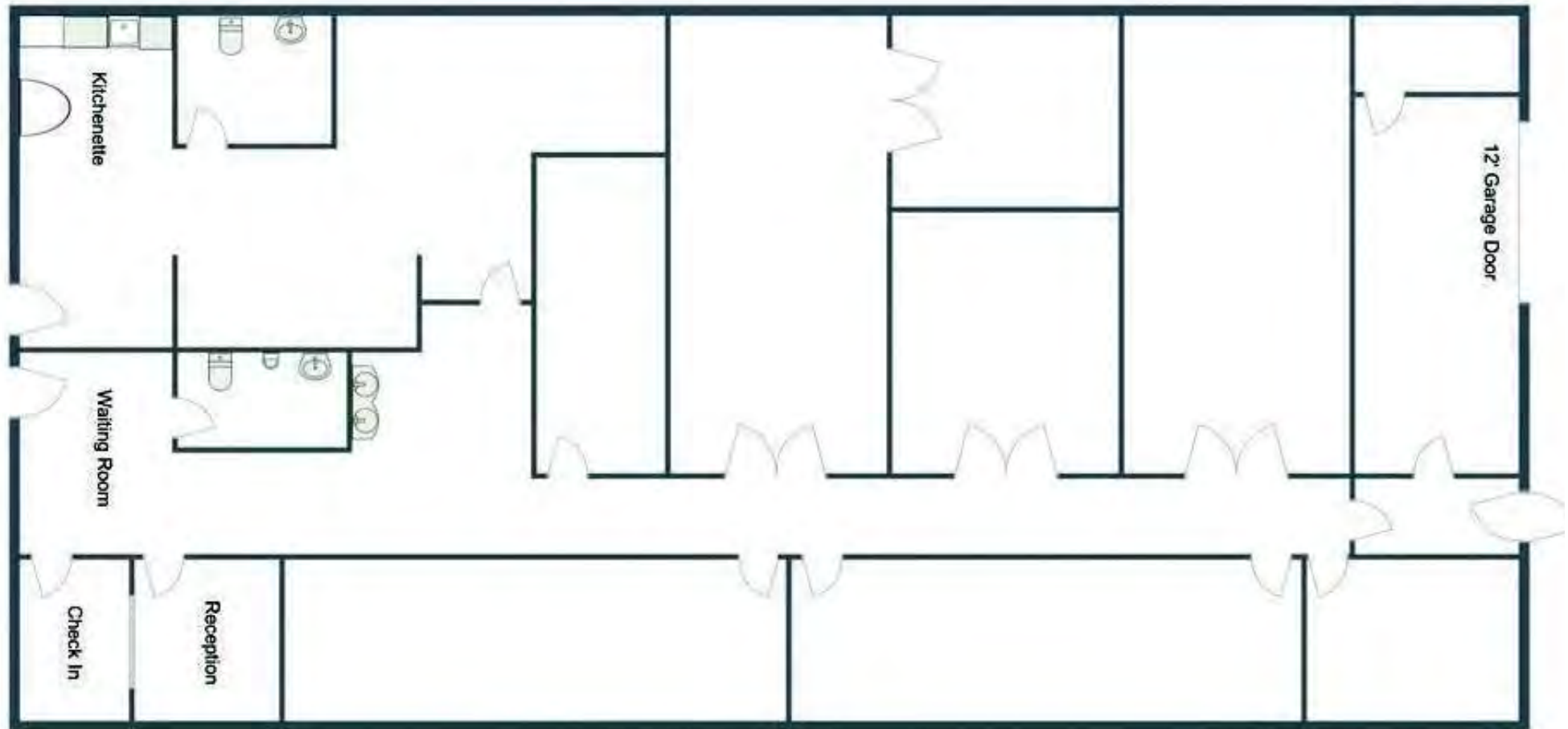
## ADDITIONAL PHOTOS



# DEVELOPMENT OVERVIEW



# FLOOR PLANS



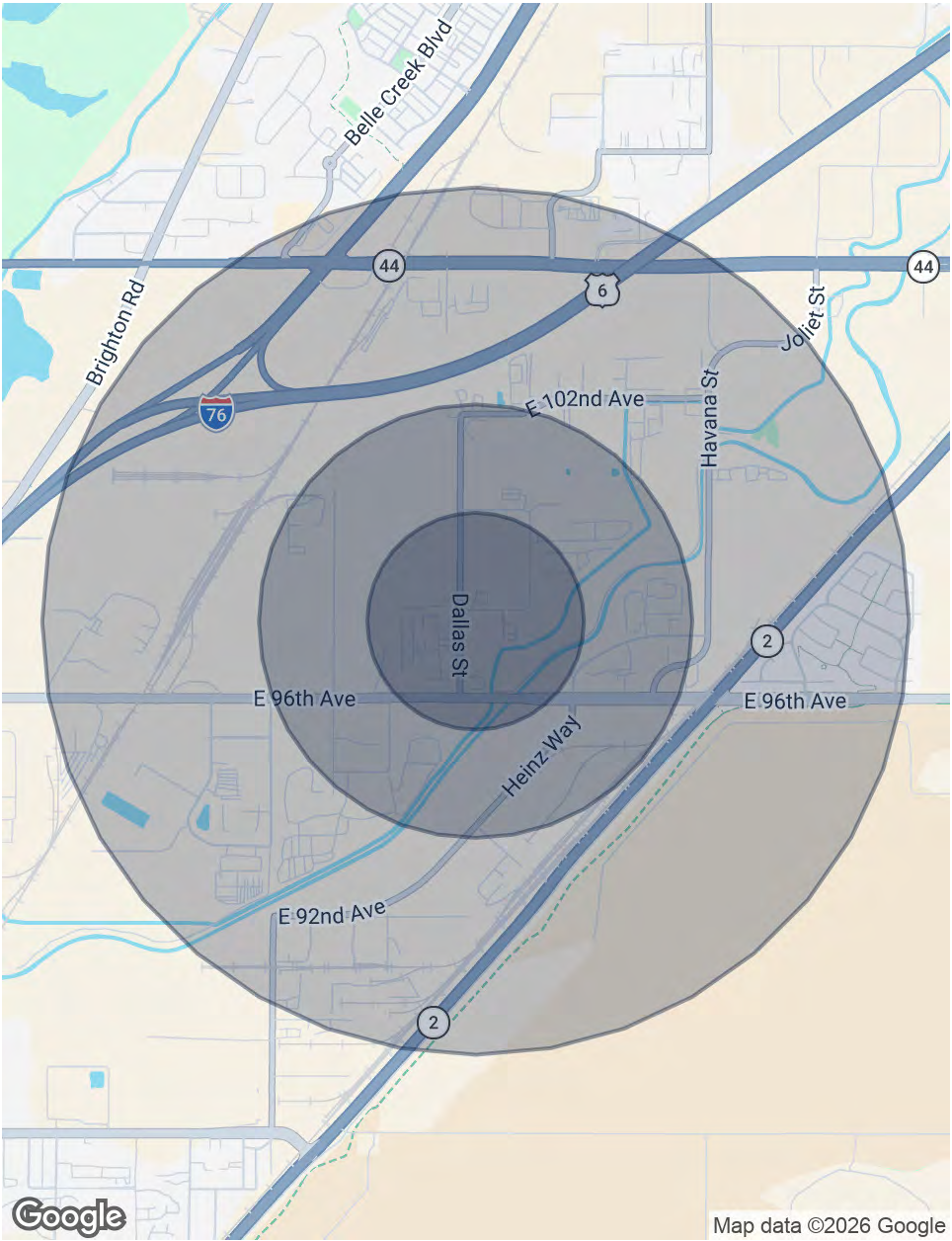
# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 217        | 798       | 2,613  |
| Average Age          | 31.6       | 31.2      | 31.4   |
| Average Age (Male)   | 31.2       | 30.0      | 30.4   |
| Average Age (Female) | 32.5       | 32.6      | 32.7   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 74         | 265       | 850       |
| # of Persons per HH | 2.9        | 3.0       | 3.1       |
| Average HH Income   | \$119,145  | \$114,613 | \$115,260 |
| Average House Value | \$427,343  | \$393,050 | \$395,825 |

2024 American Community Survey (ACS)



# WHY DENVER?

## Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

# #1

**Best State  
Economy**  
U.S. News

# #2

**Best Place  
to Live**  
U.S. News

# #3

**Fastest Growing  
State This Decade**  
U.S. Census

## A BURGEONING BUSINESS HUB



**AEROSPACE & DEFENSE**



**ENERGY**



**LIFE SCIENCE**



**Finance**



**EDUCATION**



**FOOD & BEVERAGE**



**BIOSCIENCE**



**TECHNOLOGY & TELECOM**



**GOVERNMENT**



**RACHEL COLOROSA, CCIM**

SENIOR BROKER ASSOCIATE

**303.886.8154**

[rcolorosa@uniqueprop.com](mailto:rcolorosa@uniqueprop.com)

**ZACH SCHUCHMAN**

BROKER ASSOCIATE

**317.389.0533**

[zschuchman@uniqueprop.com](mailto:zschuchman@uniqueprop.com)