

# INDUSTRIAL BUILDING FOR LEASE

## 3188 W ALAMEDA AVENUE • DENVER, CO

LEASE RATE: ~~\$4,000~~/MO MODIFIED GROSS\*  
**\$3,500**

\*CONTACT BROKER FOR DETAILS



BLD SIZE  
**3,780 SF**



SITE SIZE  
**5,619 SF**



YOC **1955**



ZONING  
**E-MX-3**



**2 MONTHS  
FREE IF LEASE  
SIGNED BY  
10/31/25 \***  
\*BASED ON MINIMUM  
2 YEAR TERM.

### PROPERTY HIGHLIGHTS

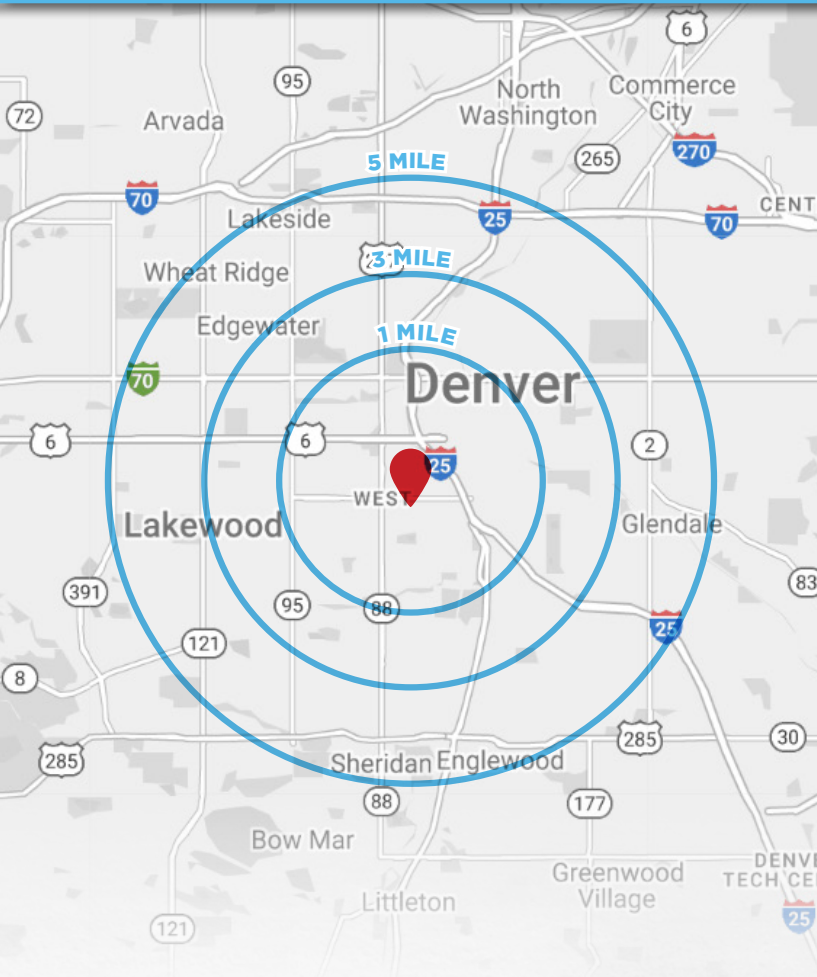
- > Free-standing Building
- > Excellent Central Denver Location
- > 50' of Frontage to Highly-Traveled Alameda Ave. at S Federal Blvd.
- > Great Showroom Space/Light Manufacturing Space
- > E-MX-3 Zoning Allowing for Large Variety of Users
- > 14' Clear Height and One Drive-In Door
- > **Brand new roof installed August 2024**



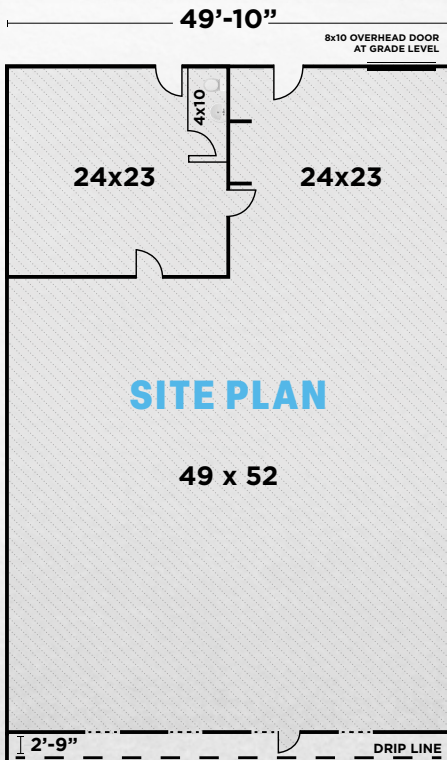
**GREAT OPPORTUNITY TO  
RE-PURPOSE THE PROPERTY**



# 3188 W ALAMEDA AVENUE • DENVER, COLORADO



	1 MILE	3 MILE	5 MILES
<b>POPULATION</b>			
2028 Projection	24,959	210,342	526,470
2024 Estimate	24,913	203,198	509,278
Growth 2020-2025	1.0%	1.0%	1.2%
Growth 2010-2020	0.5%	1.3%	1.8%
Total Households	7,942	89,721	239,968
Median Age	33	35	37
<b>HOUSEHOLD INCOME</b>			
2023 Average	\$69,800	\$101,900	\$120,900
<b>HOUSING</b>			
Median Home Value	\$507,900	\$642,400	\$750,500
Median Year Built	1953	1959	1963
<b>EMPLOYMENT</b>			
Businesses	776	10,418	35,990
Employees	6,829	128,604	393,348





**3188 W ALAMEDA AVENUE** • DENVER, COLORADO

**DENVER CBD**

