

FOR SALE



EXCEPTIONAL OWNER-USER OR REDEVELOPMENT OPPORTUNITY

POSITION YOUR ORGANIZATION FOR GROWTH WITH THIS WELL-MAINTAINED, PURPOSE-BUILT FACILITY LOCATED IN ONE OF NORTH DENVER'S MOST DYNAMICALLY EVOLVING SUBMARKETS.

3070 W 65TH AVENUE
DENVER, CO 80221

Available

PROPERTY OVERVIEW

Situated on a generous $\pm 34,192$ SF parcel, this $\pm 9,069$ SF facility offers a highly functional layout ideal for a variety of uses including religious assembly, education, nonprofit operations, or potential repositioning. The main level features:

- EXPANSIVE 200+ SEAT SANCTUARY WITH STRONG NATURAL VOLUME
- WELCOMING FOYER AND GATHERING AREA
- FULL COMMERCIAL KITCHEN AND MULTI-PURPOSE HALL



- EIGHT (8) PRIVATE OFFICES / CLASSROOMS
- LARGE CONFERENCE OR MEETING ROOM
- BAPTISMAL WITH ADJOINING SUPPORT ROOMS

Improved Price

NOW OFFERED AT \$950,000 SIZE: 9.069 SF
RELIGIOUS FACILITY FOR SALE

HIGHLIGHTS:

- New Price: \$950,000 (Recently Reduced)
- Building Size: $\pm 9,069$ SF
- Lot Size: $\pm 34,192$ SF
- Zoning: R-2 (Low-to-Moderate Density Residential)
- Parking: Surface parking on-site
- Year Built: 1968 | Masonry Construction
- Ceiling Height: Up to 14' in main sanctuary

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THE LOWER LEVEL ADDS APPROXIMATELY $\pm 1,610$ SF OF FLEXIBLE SPACE SUITABLE FOR:

- Youth programming
- Administrative expansion
- Storage or future buildout

Multiple access points throughout the building support efficient circulation and flexible program use.

LOCATION & AREA OVERVIEW

Located within the 80221 corridor, the property benefits from:

- Strong population growth and demographic diversity
- Central access to Denver and Adams County employment centers
- Continued residential and commercial reinvestment
- Proximity to key transportation corridors

This area continues to attract organizations seeking long-term stability, accessibility, and community engagement



INVESTMENT & USE POTENTIAL

- Owner-user acquisition for religious or nonprofit groups
- Adaptive reuse (subject to zoning)
- Community facility or education center
- Long-term redevelopment play in a growth corridor

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DEMOGRAPHICS

Demographic Summary Report

3070 W 65th Ave, Denver, CO 80221

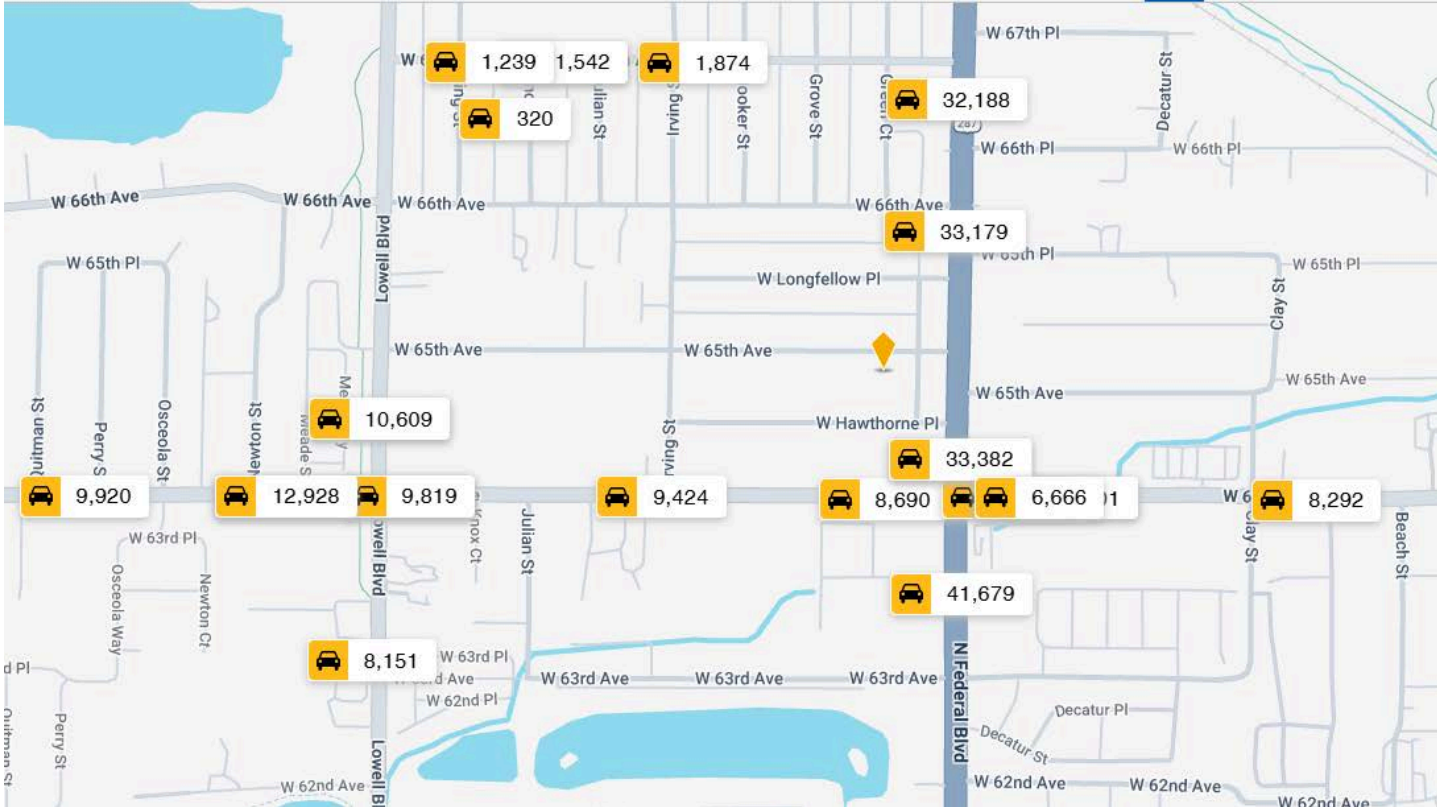
Building Type: **Specialty**
 Class: -
 RBA: **9,069 SF**
 Typical Floor: **9,069 SF**

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile		5 Mile		10 Mile	
Population						
2030 Projection	59,005		400,608		1,286,841	
2025 Estimate	56,945		391,210		1,260,477	
2020 Census	55,117		381,061		1,242,211	
Growth 2025 - 2030	3.62%		2.40%		2.09%	
Growth 2020 - 2025	3.32%		2.66%		1.47%	
2025 Population by Hispanic Origin	28,589		139,399		378,751	
2025 Population	56,945		391,210		1,260,477	
White	28,866	50.69%	242,583	62.01%	810,251	64.28%
Black	979	1.72%	10,269	2.62%	44,596	3.54%
Am. Indian & Alaskan	1,069	1.88%	5,860	1.50%	17,311	1.37%
Asian	2,129	3.74%	11,250	2.88%	44,075	3.50%
Hawaiian & Pacific Island	30	0.05%	353	0.09%	1,200	0.10%
Other	23,871	41.92%	120,895	30.90%	343,045	27.22%
U.S. Armed Forces	9		341		1,346	
Households						
2030 Projection	21,536		168,405		537,604	
2025 Estimate	20,745		164,276		525,757	
2020 Census	20,035		159,470		516,392	
Growth 2025 - 2030	3.81%		2.51%		2.25%	
Growth 2020 - 2025	3.54%		3.01%		1.81%	
Owner Occupied	12,590	60.69%	84,754	51.59%	278,711	53.01%
Renter Occupied	8,155	39.31%	79,522	48.41%	247,046	46.99%
2025 Households by HH Income						
Income: <\$25,000	3,056	14.73%	21,193	12.90%	61,994	11.79%
Income: \$25,000 - \$50,000	3,347	16.13%	20,271	12.34%	64,235	12.22%
Income: \$50,000 - \$75,000	3,219	15.52%	25,007	15.22%	77,803	14.80%
Income: \$75,000 - \$100,000	2,721	13.12%	20,585	12.53%	64,936	12.35%
Income: \$100,000 - \$125,000	2,301	11.09%	18,340	11.16%	57,144	10.87%
Income: \$125,000 - \$150,000	1,692	8.16%	13,668	8.32%	42,592	8.10%
Income: \$150,000 - \$200,000	2,089	10.07%	19,315	11.76%	63,081	12.00%
Income: \$200,000+	2,320	11.18%	25,896	15.76%	93,972	17.87%
2025 Avg Household Income	\$104,962		\$120,285		\$125,969	
2025 Med Household Income	\$81,895		\$94,026		\$97,655	

TRAFFIC COUNTS



Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence.

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