

AVAILABLE

APPROXIMATELY
9,621 SF BLDG
0.5 AC LOT

TURN-KEY FLEX
INDUSTRIAL
FACILITY

INCLUDES: SECURE
GATED PARKING, 5
DRIVE IN BAYS
LARGE COMMERCIAL
KITCHEN



BROADWAY
REAL ESTATE

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2670 SOUTH DELAWARE ST

DENVER, CO. 80223



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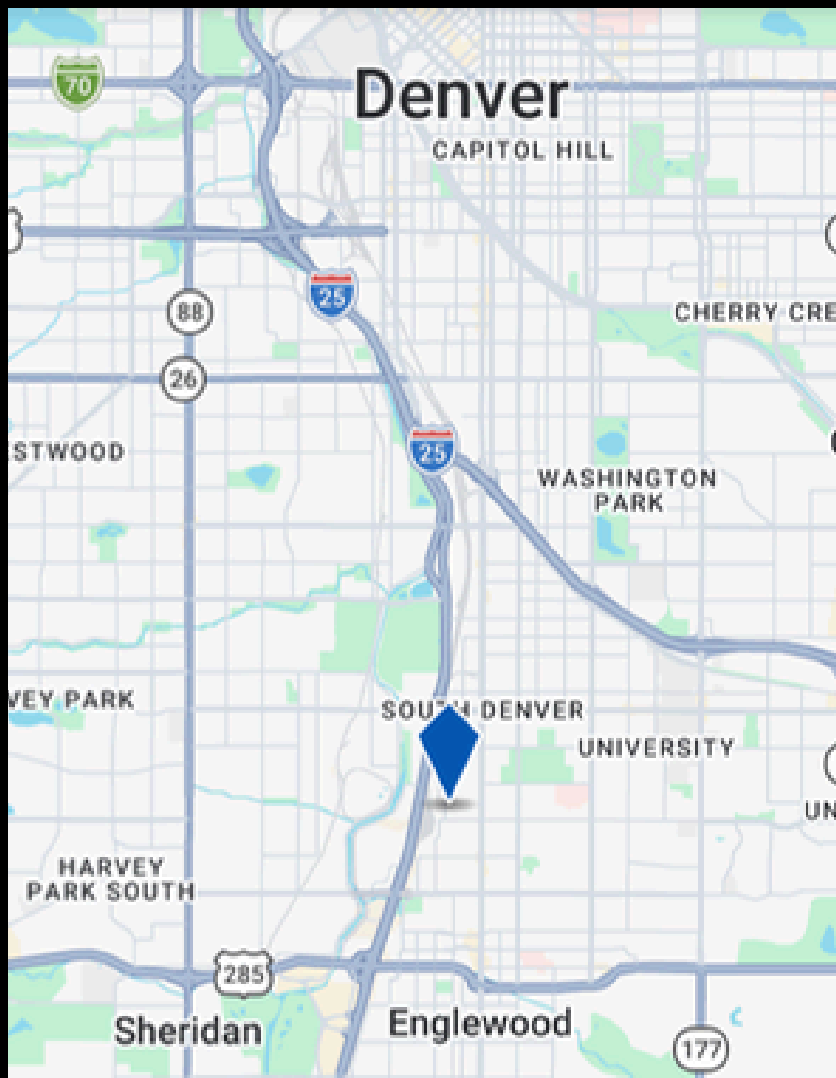
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**AVAILABLE - APPROX. 9,621 SF
FLEX INDUSTRIAL BUILDING WITH
LIVE-WORK POTENTIAL**

2670 SOUTH DELAWARE ST



Set in the heart of Denver's thriving Engleware/Englewood industrial corridor, 2670 South Delaware Street offers a rare combination of functional warehouse space and on-site living quarters — an ideal fit for an owner-operator, contractor, or small business looking to work and live under one roof.

The building spans approximately 9,621 square feet on a half-acre lot, anchored by roughly 8,000 square feet of open warehouse space complemented by a comfortable 1,600-square-foot, two-bedroom apartment. Five oversized garage bays provide exceptional drive-in access for vehicles, equipment, and inventory, while the fully fenced yard adds secure outdoor storage or staging area — a valuable asset for contractors, distributors, or fleet-based operations.

Built in 1968 and zoned I-MX-3, the property supports a flexible range of industrial, flex, and mixed-use applications, giving tenants and owners room to grow or adapt the space to their business needs.

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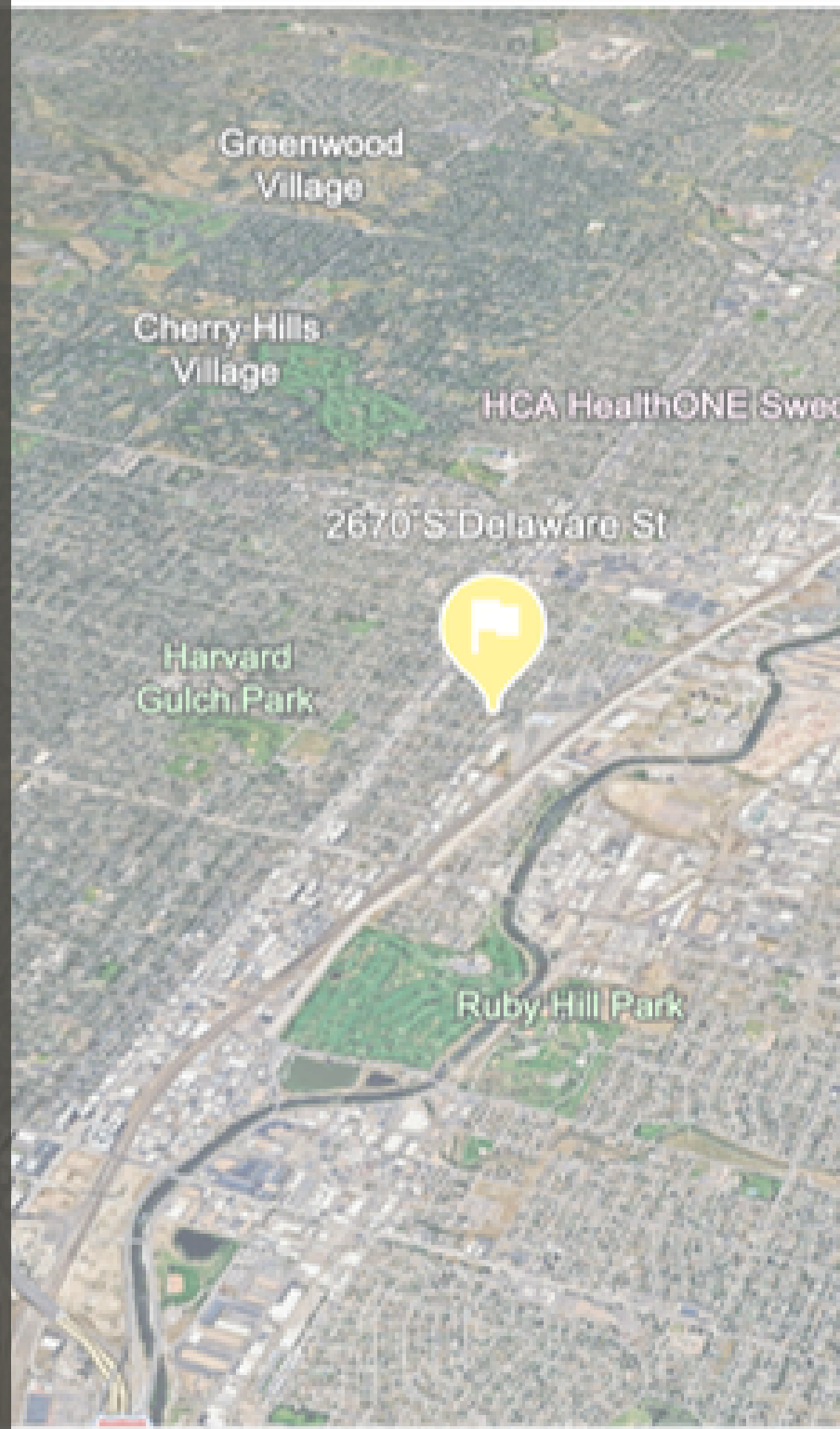
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2670 SOUTH DELAWARE ST

HIGHLIGHTS

- 9,621 SF building
- 0.5 acre lot
- 5 drive-in garage bays
- 1,600 SF, 2-bedroom on-site apartment
- Fully fenced yard for secure outdoor storage
- Flexible I-MX-3 zoning for industrial, flex, or mixed-use
- Single-story layout, one building
- Located in Denver's established Englewood/South Platte industrial submarket, with convenient access to I-25 and downtown Denver



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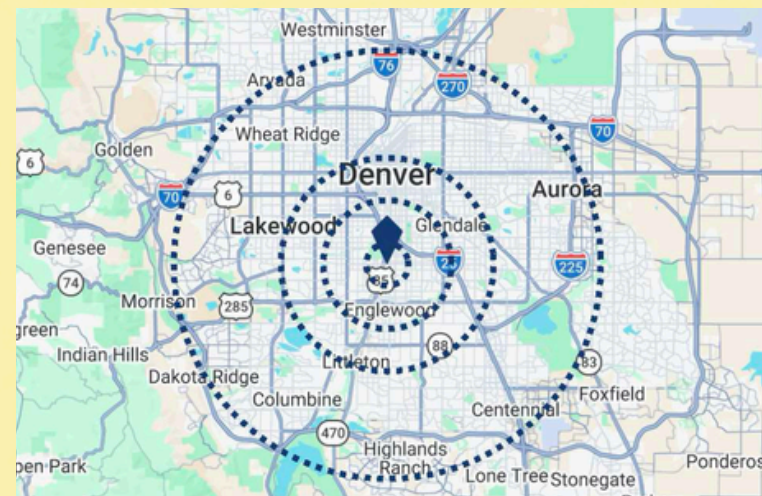
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POPULATION

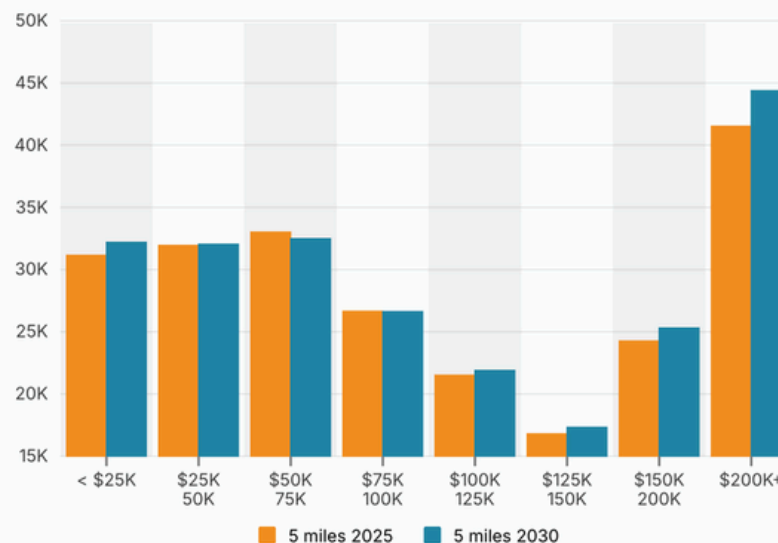
	2 MI	5 MI	10 MI
2020 Population	70,843	478,551	1,440,623
2025 Population	71,271	489,161	1,470,016
2030 Projection	72,605	499,443	1,498,150
Annual Growth '20-'25	0.1%	0.4%	0.4%
Annual Growth '25-'30	0.4%	0.4%	0.4%
Median Age	36.2	37.7	38.5
Bachelor's Degree+	55%	49%	46%
U.S. Armed Forces	124	643	2,167

HOUSEHOLDS

	2 MI	5 MI	10 MI
2020 Households	30,487	221,173	623,249
2025 Households	30,579	226,904	637,074
2030 Projection	31,187	232,304	650,364
Annual Growth '20-'25	1.6%	1.7%	1.6%
Annual Growth '25-'30	0.4%	0.5%	0.4%
Owner Occupied	15,386	100,035	329,109
Renter Occupied	15,801	132,268	321,255
Avg HH Size	2.2	2.1	2.2
Avg HH Vehicles	2	2	2
Consumer Spending	\$1.1B	\$7.5B	\$22.2B



Households By Income



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DEMOGRAPHICS

2670 S DELAWARE ST.

NEIGHBORHOOD

SOUTH BROADWAY

South Broadway is a lively and eclectic corridor known for its mix of vintage shops, trendy boutiques, craft breweries, and diverse dining options. Stretching from downtown Denver through Englewood and beyond, this area has a strong cultural and artistic vibe, with live music venues, art galleries, and a thriving nightlife scene. The district blends historic architecture with modern developments, attracting a mix of entrepreneurs, creatives, and residents seeking a walkable, urban environment. With ongoing revitalization and a strong local identity, South Broadway continues to be a destination for both commerce and entertainment.



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PLATT PARK

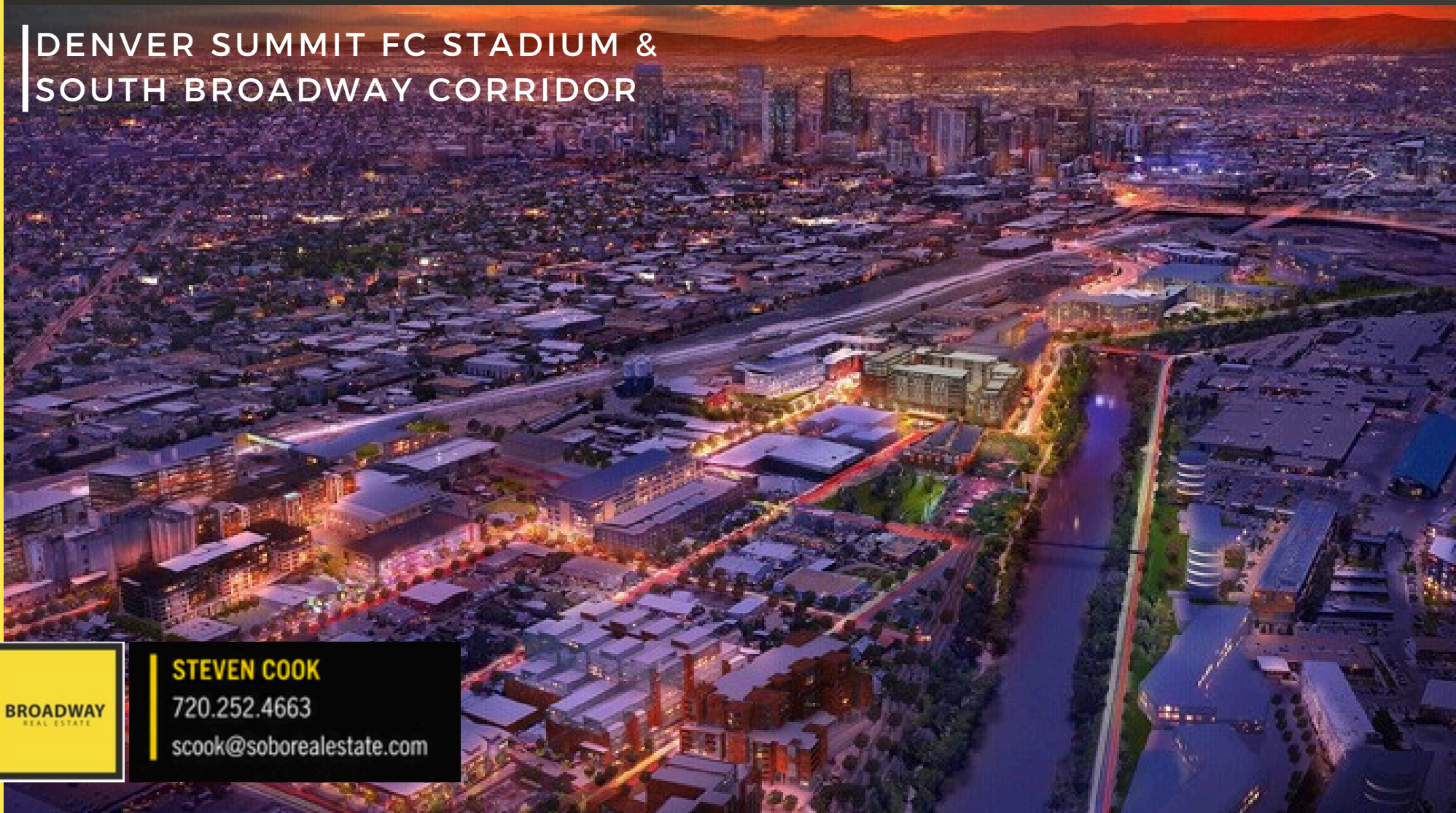
Platt Park is a charming and highly sought-after neighborhood known for its tree-lined streets, historic homes, and vibrant local businesses. The area boasts a mix of boutique shops, top-rated restaurants, and a lively farmers' market.

With a strong sense of community, excellent walkability, and proximity to parks and light rail access, Platt Park attracts families, young professionals, and entrepreneurs. The neighborhood seamlessly blends historic character with modern amenities, making it a desirable destination for both residents and businesses.

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DENVER WELCOMES: NEW PROFESSIONAL WOMAN'S SOCCER STADIUM

DENVER SUMMIT FC STADIUM &
SOUTH BROADWAY CORRIDOR



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A MAJOR NEW CATALYST IS COMING TO THE SOUTH BROADWAY CORRIDOR WITH THE DEVELOPMENT OF A PURPOSE-BUILT WOMEN'S PROFESSIONAL SOCCER STADIUM, SET TO ANCHOR THE SANTA FE YARDS REDEVELOPMENT. THE VENUE WILL SERVE AS THE FUTURE HOME OF DENVER'S NWSL TEAM, DENVER SUMMIT FC, AND IS EXPECTED TO OPEN IN 2028 AS A 14,500-SEAT, STATE-OF-THE-ART FACILITY.

LOCATED JUST OFF SOUTH BROADWAY NEAR I-25 AND SANTA FE DRIVE, THE PROJECT SITS IN A HIGHLY VISIBLE, HIGH-TRAFFIC CORRIDOR AND WILL BE COMPLEMENTED BY A 14-ACRE MIXED-USE DISTRICT WITH RETAIL, DINING, AND PUBLIC OPEN SPACE. THE DEVELOPMENT IS EXPECTED TO SIGNIFICANTLY INCREASE FOOT TRAFFIC, ELEVATE THE AREA'S PROFILE, AND DRIVE CONTINUED RETAIL AND INVESTMENT ACTIVITY ALONG SOUTH BROADWAY. IMPACT: A LONG-TERM DEMAND DRIVER THAT WILL FURTHER SOLIDIFY SOUTH BROADWAY AS ONE OF DENVER'S MOST ACTIVE AND EVOLVING RETAIL CORRIDORS.



JEWELL PEDESTRIAN BRIDGE

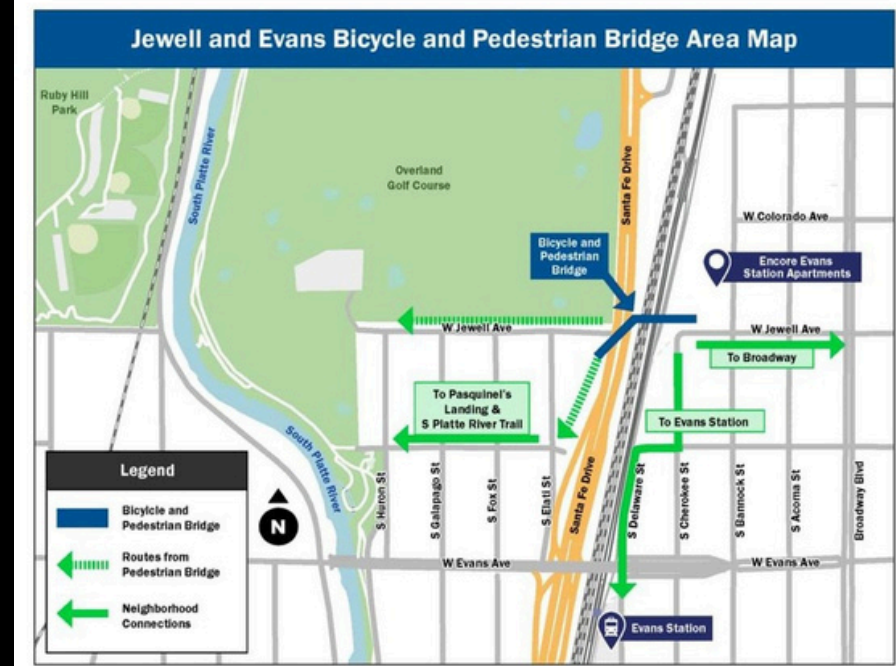
SOUTH BROADWAY & SANTA FE DRIVE CORRIDORS

A KEY INFRASTRUCTURE PROJECT IN THE SOUTH BROADWAY CORRIDOR IS THE WEST JEWELL AVENUE PEDESTRIAN AND BIKE BRIDGE, DESIGNED TO SIGNIFICANTLY IMPROVE CONNECTIVITY ACROSS SANTA FE DRIVE AND THE ADJACENT RAIL CORRIDOR.

THE BRIDGE WILL SPAN SANTA FE DRIVE, FREIGHT RAIL LINES, AND RTD LIGHT RAIL—CREATING A SAFE, GRADE-SEPARATED LINK BETWEEN LONG-SEPARATED NEIGHBORHOODS. IT WILL CONNECT SOUTH BROADWAY TO THE SOUTH PLATTE RIVER TRAIL, RUBY HILL PARK, SURROUNDING RESIDENTIAL AREAS, AND IMPROVE ACCESS TO RTD'S EVANS STATION.

FUNDED IN PART BY DENVER'S ELEVATE BOND PROGRAM, THIS LONG-PRIORITIZED PROJECT IS NOW UNDER CONSTRUCTION WITH COMPLETION ANTICIPATED IN LATE 2026. POSITIONED NEAR THE SANTA FE YARDS REDEVELOPMENT AND THE FUTURE WOMEN'S SOCCER STADIUM, IT WILL PLAY A KEY ROLE IN DRIVING PEDESTRIAN ACTIVITY AND LONG-TERM GROWTH.

IMPACT: A MAJOR CONNECTIVITY DRIVER THAT ENHANCES ACCESSIBILITY, UNLOCKS NEW FOOT TRAFFIC PATTERNS, AND SUPPORTS THE CONTINUED EVOLUTION OF S BROADWAY AS A WALKABLE, HIGH-ENERGY CORRIDOR.



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