



FOR LEASE - RARE CAP HILL WAREHOUSE/LOT

760 SF
OFFICE/WAREHOUSE

12,500
SF LOT

U-MX-3
ZONING



363 N Grant St
750 SF Bldg
12,500 SF Lot

363 & 391 N GRANT STREET DENVER, CO 80203

OFFERED BY:

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Unique Properties, Inc.

400 S. Broadway

Denver, CO 80209

FOR LEASE



OFFERING SUMMARY

Address:	363 & 391 N Grant St. Denver, CO
Lease Rate:	\$3,500/Month Gross+Utilities
Building Size:	760 SF
Lot Size:	12,500 SF
Building Warehouse:	~ 500 SF
Loading:	10'x10' Drive in Door
Building Office:	~ 260 SF
Year Built:	1968
Zoning:	U-MX-3

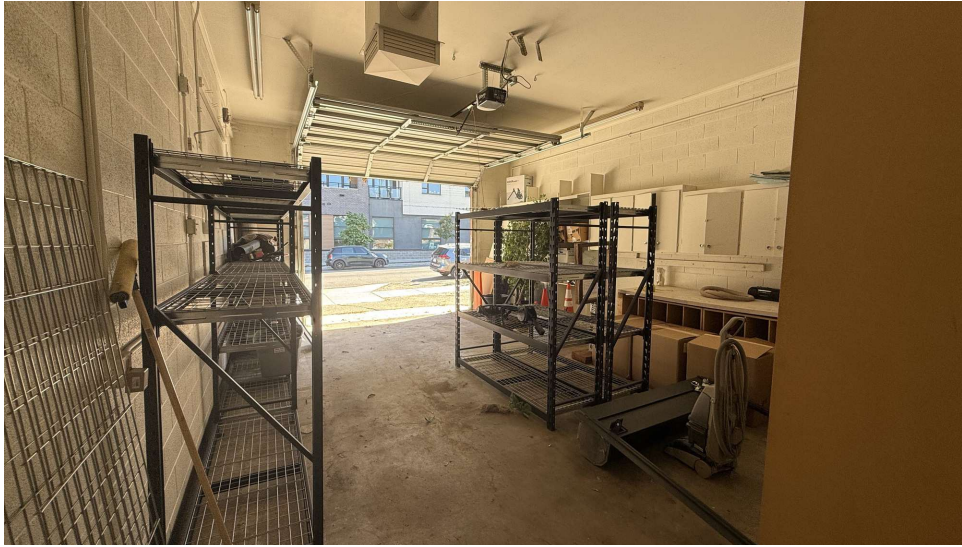
PROPERTY OVERVIEW

Situated in the heart of Capitol Hill neighborhood, this unique property offers a 12,500 SF lot with a 750 SF office/warehouse building. Zoned U-MX-3, the property has an array of allowed commercial uses. The large parking area provides ample space for parking, storage or business operations, while the central location ensures excellent access to downtown Denver, major thoroughfares, and public transportation.

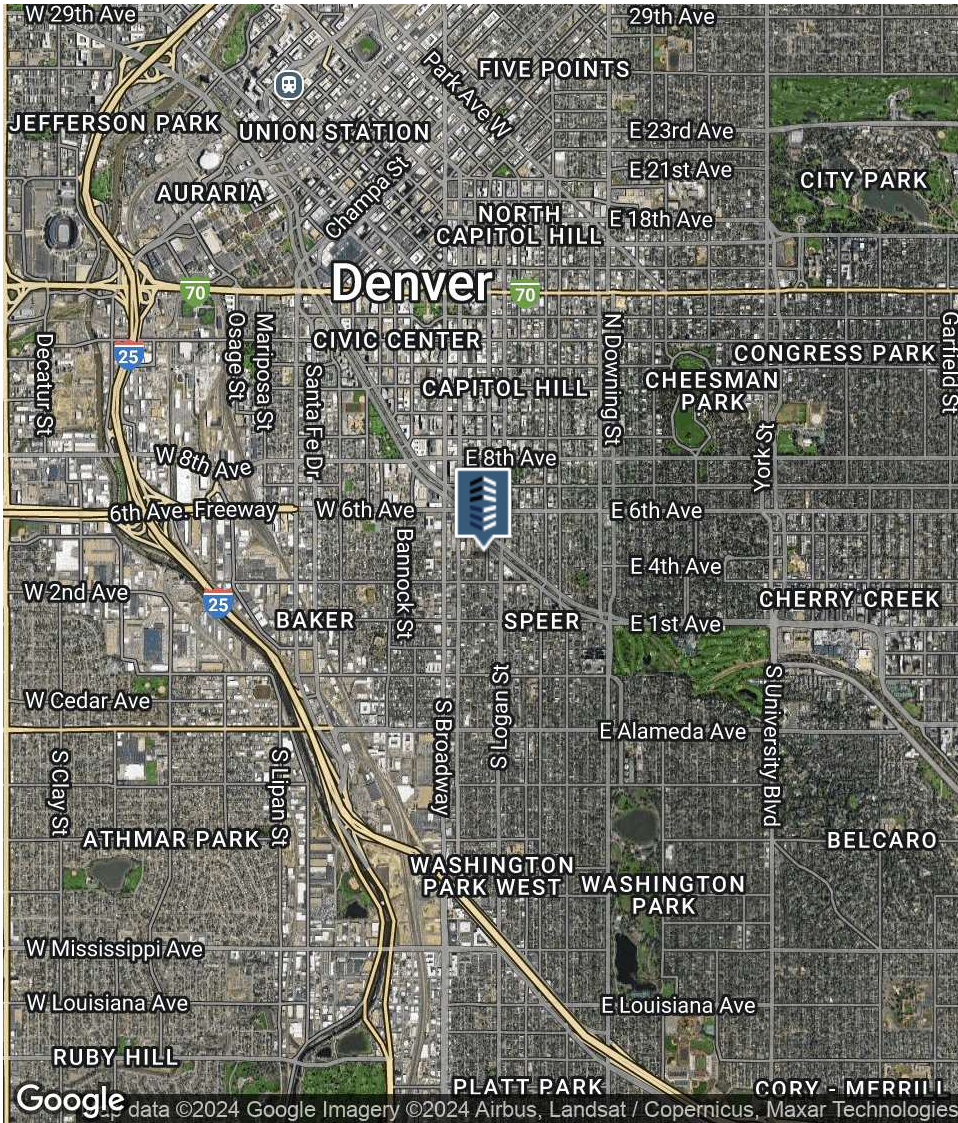
HIGHLIGHTS

- Incredibly Rare Capitol Hill Location
- Commercial Zoning (U-MX-3)
- Large Lot Area for parking or business operations
- Permitted Uses Include: Utility Services, Community Center, Arts/Rec Services (indoor/outdoor), General Office, Household Animal Sales, **Food Sales (Farmers Market)**, Retail Sales, **Commercial Service/Repair**, Manufacturing/Fabrication, Auto Emissions Inspection, **Light Auto Services, Auto/Motorcycle Sales/Rental/Leasing** and More!

ADDITIONAL PHOTOS



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,820	9,700	40,234
Average Age	38	39	39
Average Age (Male)	39	39	39
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,391	6,098	24,807
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$106,725	\$109,382	\$125,332
Average House Value	\$785,448	\$771,619	\$818,290

Demographics data derived from AlphaMap

