

FOR SALE OR LEASE

\$4,000,000

\$7.00/SF NNN



4780 Oakland Street, Denver, CO 80239

For more information:

[JAKE MALMAN](#)

720 471 1763

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Property Highlights

- » Rare opportunity to own or occupy an industrial property in Denver's rapidly growing Northeast submarket
- » Excellent connectivity to I-70, I-225, Peña Boulevard, and E-470 providing efficient regional access
- » Functional industrial layout well suited for warehouse, distribution, manufacturing, contractor, or service-related users
- » Close proximity to ongoing redevelopment and infrastructure investment throughout the Montbello and Northeast Denver corridor
- » Strong infill location with access to a large surrounding labor pool and dense population centers
- » Nearby retail, restaurants, and service amenities provide convenience for employees and business operations
- » 7,152 SF fenced yard and oversized drive-in doors
- » Roof estimated to last 25+ years



Property Details

Building Size	31,412 SF
Sale Price/SF Bldg	\$127.34/SF
Land Size	1.04 AC (45,302 SF)
Price/SF Land	\$66.22/SF
Year Built	1974
Taxes	\$76,643.20 (2026)
Zoning	1-A
Power	1,100 Amps+ 120/208V
Clear Height	26'
Loading	2 Drive Doors — 24' x 15' 1 Drive In Door 12' x 14'
Parking	17 Spaces

Sale Price: \$4,000,000
Lease Rate: \$7.00/SF NNN

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Downtown Denver
~ 11.5 Miles Southeast



Subject Property



Runway 35 North

A collection of logos for various businesses located near Runway 35 North. The logos include Cane's (Cajun Chicken & Bread), In-N-Out Burger, Chili's, Chipotle Mexican Grill, CAVA, Dutch Bros Coffee, and SCL Health.

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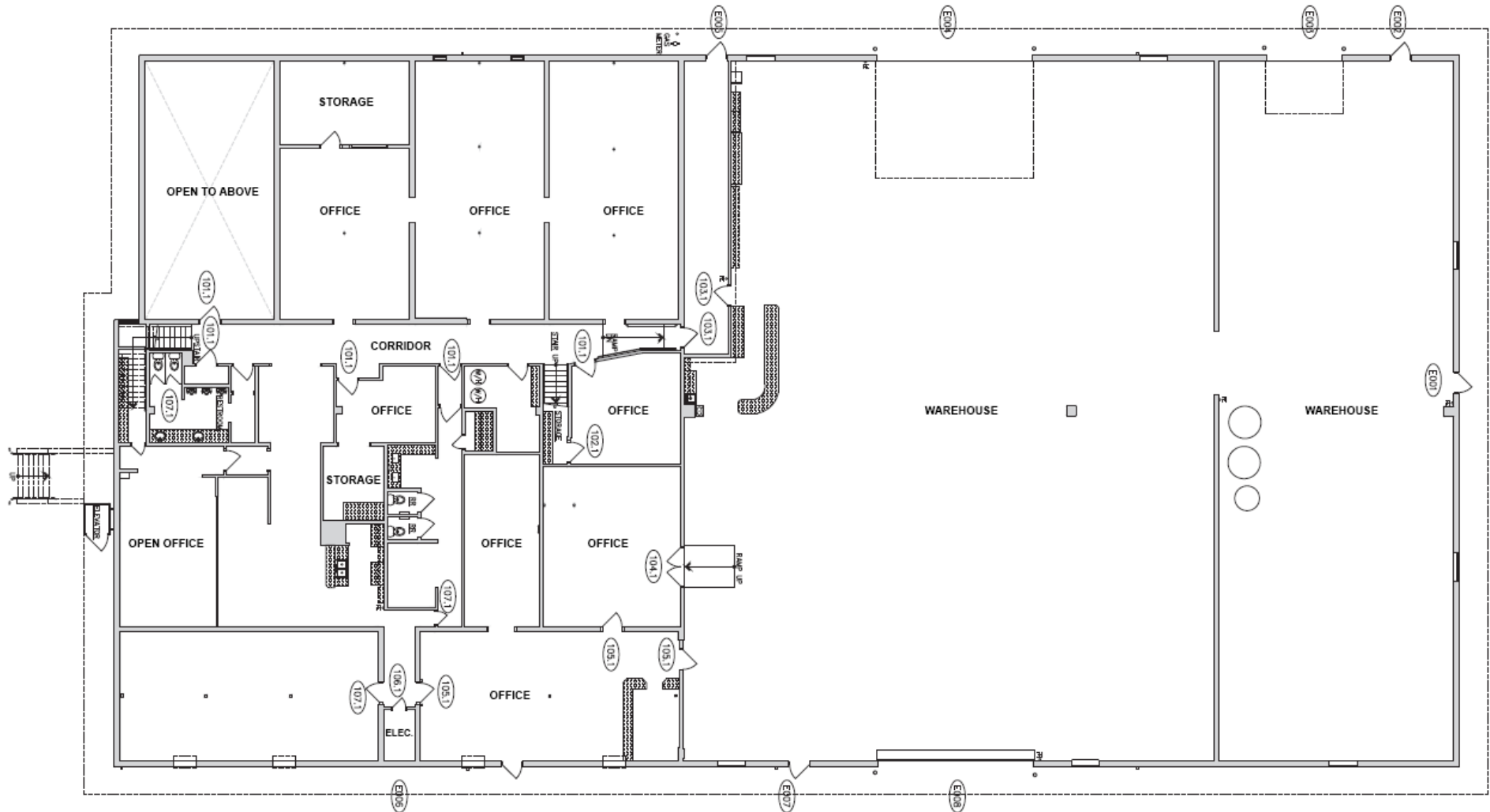


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First Floor

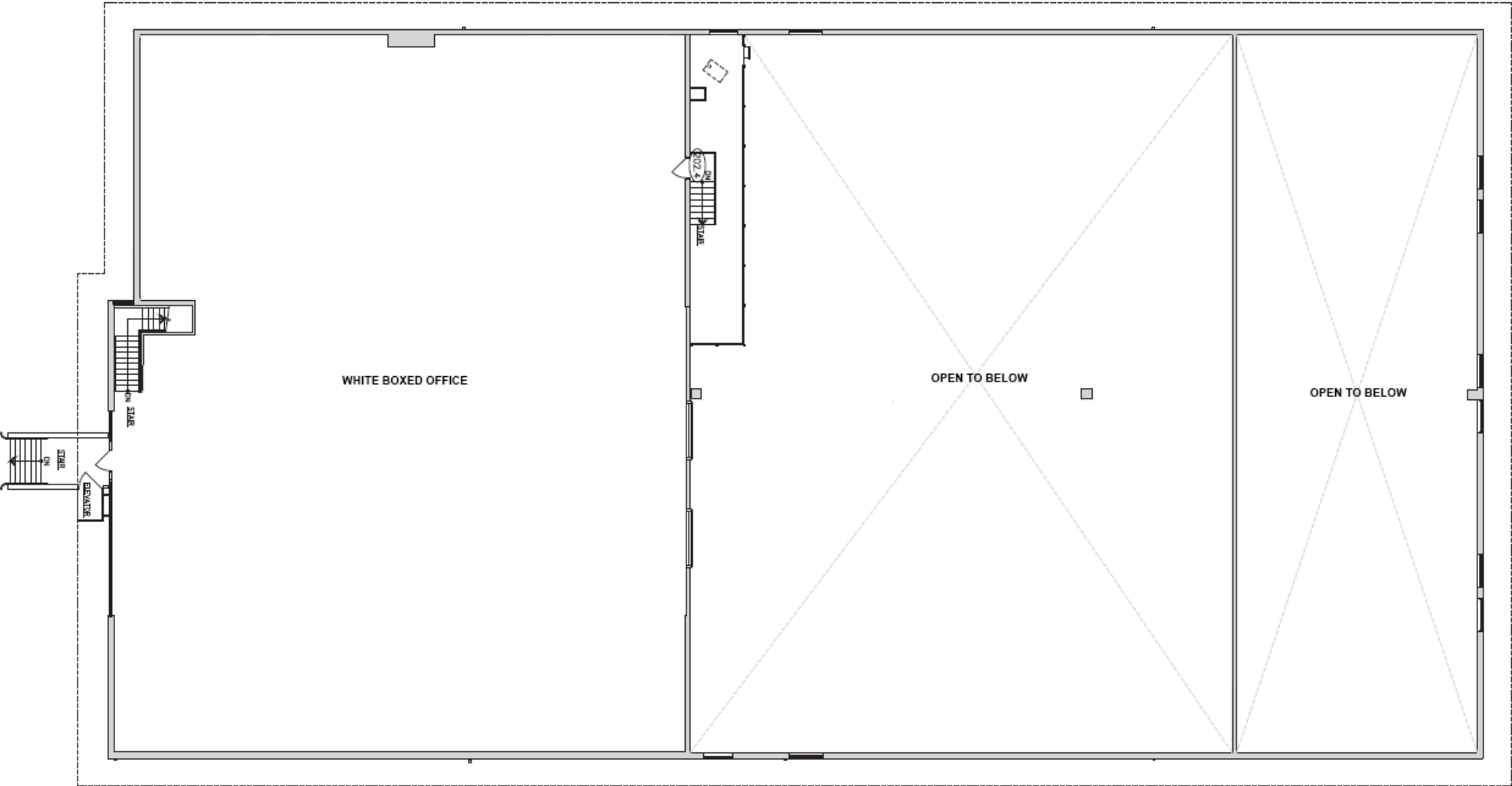


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Second Floor



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Montbello

Located in Northeast Denver, Montbello has emerged as one of the city's most strategically positioned neighborhoods for industrial and commercial growth. The area benefits from immediate access to major transportation corridors including I-70, I-225, Peña Boulevard, and E-470, providing efficient connectivity throughout the Denver Metro area and direct access to the Denver International Airport. Its central location between downtown Denver and the airport continues to drive increased business activity, investment, and redevelopment throughout the Northeast submarket.

Historically rooted in manufacturing, distribution, and logistics, Montbello offers a strong labor pool, expanding infrastructure, and a business friendly environment that appeals to a wide range of industrial users. The neighborhood has seen continued momentum from nearby redevelopment projects, population growth, and ongoing improvements to transportation and commercial corridors. In addition to its functional advantages, Montbello maintains a strong sense of community and neighborhood identity, creating a unique blend of accessibility, workforce availability, and long-term growth potential. For industrial investors, owner-users, and tenants alike, Montbello presents an increasingly attractive opportunity within one of Denver's fastest evolving industrial corridors.



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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	11,702	92,139	257,143
Population (2025)	11,466	94,076	265,825
Annual Growth (2020-2025)	-0.4%	0.4%	0.7%

Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	3,383	28,816	86,914
Total Households (2025)	3,309	29,605	90,105
Annual Growth (2020-2025)	1.5%	2.3%	2.0%

Median Household Income	\$66,005	\$98,542	\$84,253
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Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	11,456	56,685	120,725



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Area Growth

Montbello continues to experience meaningful public and private investment that is helping drive long term growth throughout Northeast Denver. Recent mixed-use redevelopment projects, such as the Montbello FreshLo Hub, have introduced new housing, neighborhood serving retail, community amenities, and entrepreneurial spaces that are contributing to increased economic activity and reinvestment across the area. These initiatives, combined with ongoing population growth and expanding commercial interest, are helping position the neighborhood as an emerging hub within Denver's evolving northeast corridor.

The area is also benefiting from continued infrastructure and connectivity improvements aimed at enhancing mobility, accessibility, and overall quality of life. Planned upgrades to transportation corridors, pedestrian pathways, bike infrastructure, and public open space are helping modernize the neighborhood while supporting future commercial and industrial growth. As investment throughout the corridor continues to accelerate, Montbello is increasingly attracting attention from businesses, developers, and investors seeking access to one of Denver's fastest-growing submarkets.

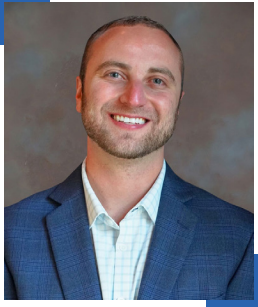


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Meet the Broker



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake Malman is the Managing Partner and founder of Malman Real Estate, a firm built on deep market knowledge, trusted relationships, and a client-first approach. Prior to launching Malman Real Estate, Jake spent six years as a broker associate at NAI Shames Makovsky, where he was involved in more than 5 million square feet of transactions, including numerous high-profile deals across multiple asset types.

As Managing Partner, Jake leverages his extensive transactional experience and strong industry relationships to deliver thoughtful, strategic guidance to buyers, sellers, landlords, and tenants. As the owner of a large real estate portfolio himself, he understands the complexities and nuances of acquiring, operating, and managing assets allowing him to deliver sharper insights and more strategic guidance to his clients. Malman Real Estate focuses on investment sales and comprehensive buyer and seller representation, while also providing leasing services across all transaction sizes. Jake is known for his hands-on approach, attention to detail, and commitment to creating a seamless, high-quality experience for every client.

A Colorado native, Jake holds a bachelor's degree in Business Management from the University of Colorado and brings a local perspective and long-term mindset to every assignment.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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