



# 835 EAST 50<sup>th</sup> AVENUE DENVER, CO 80216

**FOR SALE**



## ABOUT THE PROPERTY

- Cleared urban infill development lot
- Flexible light industrial zoning
- Qualified Opportunity Zone location
- Rapidly redeveloping Globeville corridor
- Immediate I-25 and I-70 access

**PRICE:**  
**\$3,500,000**

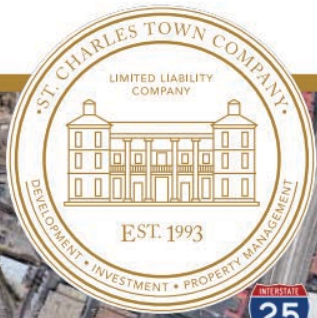
## PROPERTY FACTS

LOT SF	29,400
ACRES	.6749
PRICE/ACRE	\$2,362,150
ZONING	I-A

**DAVID LEUTHOLD**

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## LOCATION HIGHLIGHTS

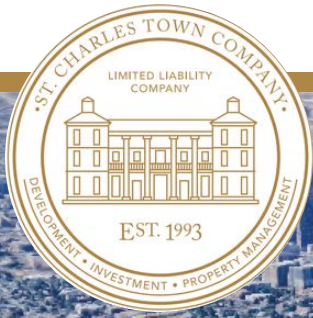
835 E. 50th Avenue is located near the intersection of 50th and Washington Street in the Globeville neighborhood. It is also two blocks away from Crossroads Commerce Park, the new industrial and flex business park. With the National Western Center Redevelopment complete and the new 51st Avenue bridge open for use, the Globeville neighborhood has come a long way in growing its identity.

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**DOWNTOWN DENVER**

**RIVER NORTH NEIGHBORHOOD**

**NATIONAL WESTER CENTER**

**CROSSROADS COMMERCE PARK**

**835 E. 50<sup>th</sup> AVE.**

**51ST AVENUE BRIDGE**

As part of the National Western Center Campus Plan, the bridge connects National Western Drive to Washington Street and create new access to the Globeville neighborhood.



**HERON POND & OPEN SPACE**

**WASHINGTON ST.**



**POPULATION**



**2 MILE** 17,500  
**5 MILE** 422,000  
**10 MILE** 1,250,000

**MEDIAN HH INCOME**



**2 MILE** \$64,588  
**5 MILE** \$106,942  
**10 MILE** \$97,133

**BUSINESS CONCENTRATION**



1. LOGISTICS & INDUSTRIAL
2. PROFESSIONAL & TECH
3. RETAIL & HEALTHCARE



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## The Globeville Renaissance

Globeville is currently the beneficiary of the most concentrated public and private investment in Denver's urban core. Centered around the \$1B+ National Western Center redevelopment and the completion of the Central 70 Cover Park, the neighborhood has been physically reconnected and reimagined as a premier destination for innovation and industry. With massive multi-modal improvements currently transforming the Washington Street corridor, the area is shifting from a neglected industrial pocket into a high-visibility gateway. For a developer, this means entering a submarket with guaranteed long-term appreciation driven by world-class infrastructure and a rapidly densifying professional population.

## The Strategic Value of I-A Zoning

The I-A (Industrial Mixed Use) designation at 835 E 50th Ave offers a unique "defensive moat" for sophisticated investors. Per Denver Zoning Code §9.1.2.1, new residential uses are strictly prohibited, shielding the site from the NIMBY conflicts and noise complaints that often plague urban infill projects. This zoning acts as a high-utility buffer, providing a 2.0 FAR and a 75-foot height allowance that supports everything from high-bay "last-mile" logistics to multi-story creative flex offices. In a city where industrial land is rapidly being lost to residential conversion, an I-A zoned asset provides rare operational stability and the flexibility to pivot between the cleanest, highest-revenue employment uses as the market evolves.



## David Leuthold

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