

# 1335 SOUTH KIO ST

WATKINS, CO 80137



FOR SALE

OFFERING MEMORANDUM



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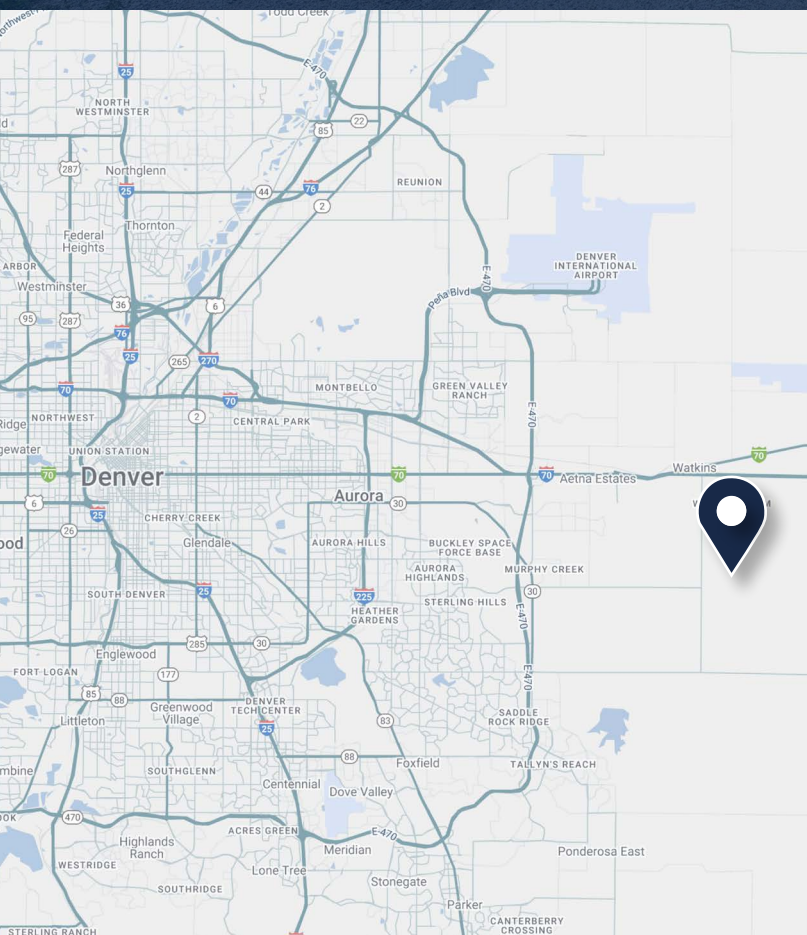
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# PROPERTY DESCRIPTION



## DIA BARK AWAY – PREMIER 39-ACRE DOG BOARDING, GROOMING & EQUESTRIAN ESTATE NEAR DIA.

Welcome to 1335 S Kio St, Watkins, CO – a rare chance to own a fully operational pet care and equestrian property minutes from DIA. This 39-acre estate blends rural tranquility with a turnkey business, once home to renowned DIA Bark Away, praised for exceptional care and loyal clientele. Features include two custom kennel outbuildings with heated interiors, secure indoor/outdoor runs, grooming stations, wash bays, and storage. A third kennel building allows expansion or training services. Known for catering to pets with separation anxiety and special needs, it earned consistent five-star reviews and high demand from DIA-bound travelers. The property also includes two residences: a spacious 4-bed, 3-bath main home with sunroom and detached 4-car garage, plus a 3-bed, 2-bath guest house with loft and unfinished basement for rental or staff housing. Equestrian amenities include barns, lean-tos, fenced pastures, and open land for grazing, riding, or future development. Near E-470, I-70, and DIA, this is perfect for animal lovers, business owners, or investors seeking a unique live/work setup. Sale includes real estate, infrastructure, equipment, and the legacy of a trusted pet care brand.



## OFFERING SUMMARY

SALES PRICE:	<b>\$2,375,000</b>
BUILDING:	<b>6,757 SF</b>
PARKING	<b>9 SPACES</b>
LOT SIZE	<b>39.08 ACRES</b>
ZONING	<b>A1</b>
YEAR BUILT	<b>1983</b>
CONSTRUCTION	<b>BRICK/FRAME</b>
GAS/ELECTRIC	<b>AVG. \$200/MONTH</b>
WATER	<b>AVG. \$275/MONTH</b>
TRASH	<b>\$10/MONTHLY</b>
ROOF	<b>NEWER ROOF</b>

# HIGHLIGHTS & REDEVELOPMENT



## LOT OVERVIEW

The property at 1335 S Kio St, Watkins, CO 80137 is zoned A-1 (Agricultural) under Arapahoe County, allowing a wide range of uses that blend rural lifestyle with business opportunities. Permitted uses include farming, ranching, crop production, livestock keeping, and personal equestrian activities like horse boarding and riding arenas. With a special or conditional use permit, additional possibilities open up, such as operating a commercial kennel, grooming or training facility, veterinary clinic, riding school, commercial stables, or even a retreat venue, bed-and-breakfast, farm stand, garden center, or agritourism venture. This flexible zoning makes the property ideal for buyers seeking to maintain its current pet care and equestrian operations or expand into related uses that benefit from the estate's spacious acreage, prime location, and rural tranquility near DIA.

## HIGHLIGHTS

- » THE RENOWNED DIA BARK AWAY

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- » TURN KEY DOG BOARDING/KENNEL/GROOMING BUSINESS AND EQUESTRIAN

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- » PERMISSIVE A1 ZONING ON 39 ACRES

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- » TWO RESIDENTIAL HOMES, 6,757SF

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- » LOCATED IN WATKINS - MINUTES TO DIA

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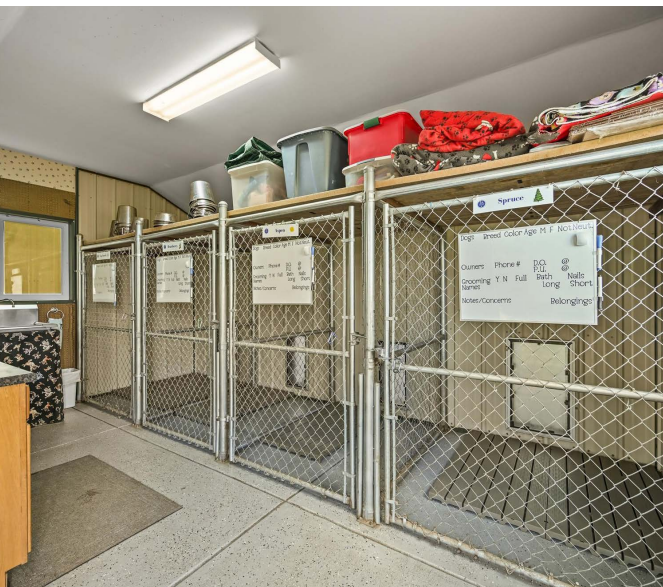
- » CLOSE PROXIMITY TO E-470, I-70 & DENVER INTERNATIONAL AIRPORT



# PROPERTY PHOTOS



# PROPERTY PHOTOS



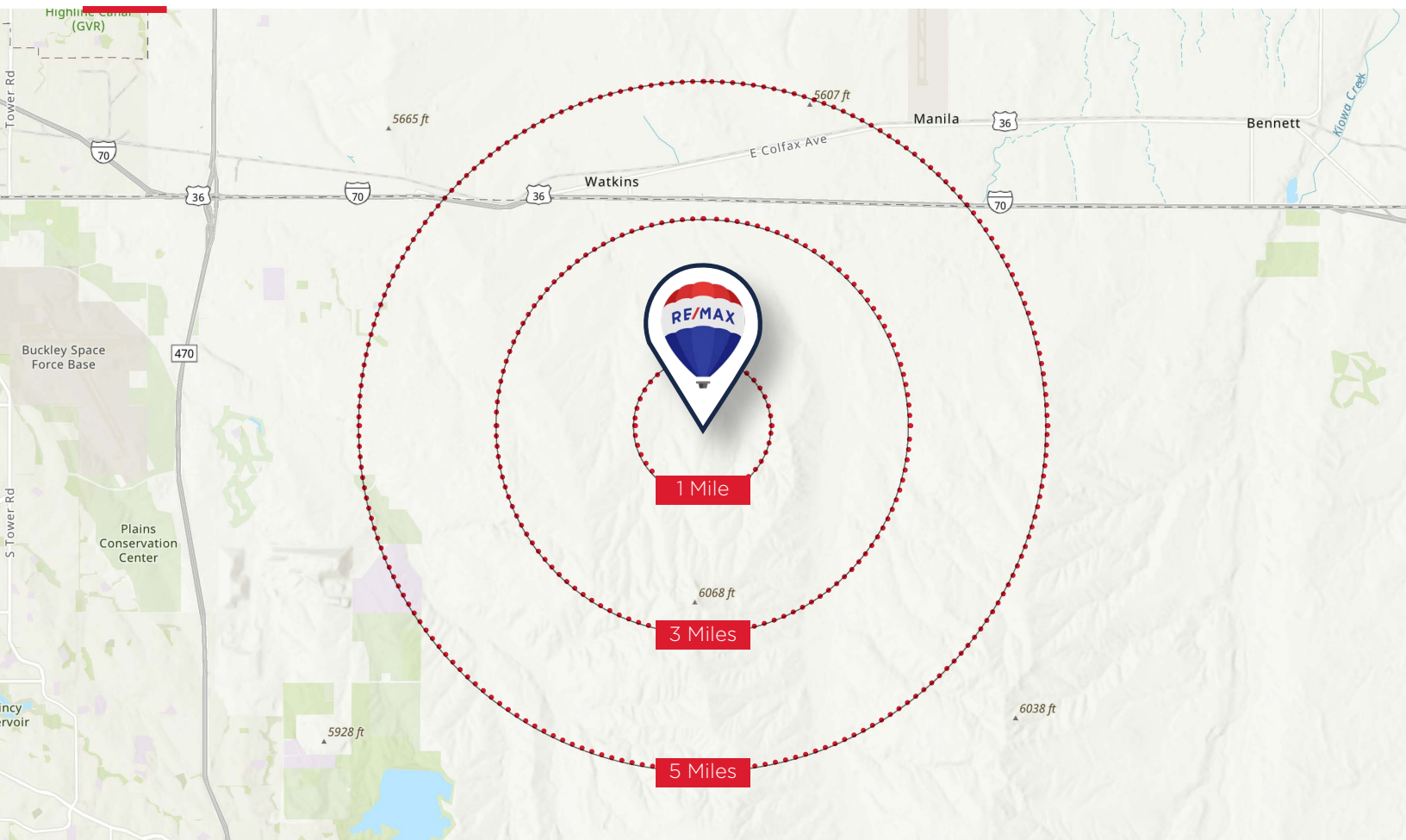
# PROPERTY PHOTOS



# RETAIL MAP



# DEMOGRAPHICS OVERVIEW



2025 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	188	604	4,633
Households	75	214	1,396
Families	60	170	1,075
Average Household Size	2.51	2.82	3.32
Median Age	45.6	44.4	37.3
Median Household Income	\$145,859	\$144,522	\$114,001
Average Household Income	\$170,143	\$165,056	\$131,015

2030 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	185	613	5,572
Households	74	216	1,639
Families	59	171	1,253
Average Household Size	2.50	2.84	3.40
Median Age	45.0	43.4	38.0
Median Household Income	\$164,532	\$159,586	\$126,135
Average Household Income	\$189,143	\$182,230	\$142,193

## KEY FACTS - 5 MILES

**4,633** POPULATION      **37.3** MEDIAN AGE      **3.3** AVG. HH SIZE

## BUSINESSES - 5 MILES

**87** TOTAL BUSINESSES      **1,133** TOTAL EMPLOYEES

## INCOME - 5 MILES

**\$131,015** AVERAGE HH INCOME      **\$40,484** PER CAPITA INCOME      **\$509,182** MEDIAN NET WORTH