

4095
Jackson Street
Denver, CO 80216

FOR SALE

\$3,000,000



BUILDING FOR SALE
WITH RARE MMJ LICENSE AND BUSINESS

Property Overview

- 3,411 SF freestanding office/retail building
- Large rectangular lot with ample on-site parking
- Flexible I-A zoning allows for a variety of commercial uses
- Opportunity Zone, Enterprise Zone, and HUB Zone designations
- Ideal for retail, office, medical, showroom, or service users
- Strong visibility & accessibility within growing commercial corridor

Area Overview

- Minutes from Downtown Denver and major commuter routes
- Walkable access to the 40th & Colorado RTD Park & Ride station
- Surrounded by ongoing residential and commercial redevelopment
- Strong connectivity to Central Park, RiNo and Downtown
- Convenient access to I-70 and Colorado Boulevard
- Positioned within a rapidly evolving area with long-term potential

Sale Price: \$3,000,000



Bldg Size	3,411 SF
Lot Size	18,290 SF
Zoning	I-A
Year Built	1967
City/County	Denver/Denver

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RARE MMJ LICENSE

Licenses no longer being issued for this area

Denver's marijuana licensing regulations have created increasingly limited opportunities for new MMJ operators in several established cannabis corridors throughout the city. Due to neighborhood concentration restrictions and updated licensing policies, certain Denver neighborhoods are now effectively closed to new medical marijuana store and cultivation licenses, significantly increasing the value and scarcity of compliant cannabis real estate and existing licenses.

The City and County of Denver no longer issues new medical marijuana store licenses or medical marijuana cultivation facility licenses, and several neighborhoods have been designated as "areas of undue concentration," where additional dispensary locations are prohibited. These restrictions were implemented to limit oversaturation and preserve neighborhood character, creating substantial barriers to entry for new operators seeking presence in high-demand trade areas.

As a result, existing compliant properties within these established cannabis markets have become increasingly valuable, offering a rare opportunity for operators and investors seeking strategic positioning in one of the nation's most mature cannabis industries.

