

2665

S. Colorado Blvd.

Denver, CO 80222

FOR SALE/LEASE

Sale Price: \$3,500,000

Lease Rate: Contact Broker



Owner-User | Acquisition Opportunity or Lease

Property Overview

Currently marketed for sale or lease, the property benefits from exceptional visibility and **traffic counts exceeding 33,000 vehicles per day**. Signage opportunities include both building and pylon signs, and the site offers direct access from Colorado Boulevard.

Situated in the University Hills area of Denver, the site offers strategic exposure along the heavily traveled Colorado Boulevard corridor, one of the city's busiest north-south arterials. It lies across from Shops at University Hills and within close proximity to key neighborhoods such as Holly Hills, Wellshire, and Cory-Merrill. The property provides convenient access to I-25, Yale Avenue, and Evans Avenue, offering excellent connectivity to downtown Denver, Cherry Creek, and the Denver Tech Center.

Property Facts

BUILDING SIZE	21,908 SF
LOT SIZE	21,917 SF
CROSS STREETS	COLORADO & YALE
LEASE RATE	CONTACT BROKERS
PARKING	21 SURFACE
LEVELS	4
DOCK DOORS	1
FRONTAGE	190' ON S. COLORADO
WALK SCORE	85/100

ShamesMakovsky

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190 Feet of High-Visibility Frontage on S. Colorado Blvd. with Traffic Counts Exceeding 33,000 Vehicles Per Day



SITE

34,853 VPD

14,421 VPD

S. Colorado Blvd.

E. Yale Ave.

COLORADO PAIN CARE

VIEW TO NORTH

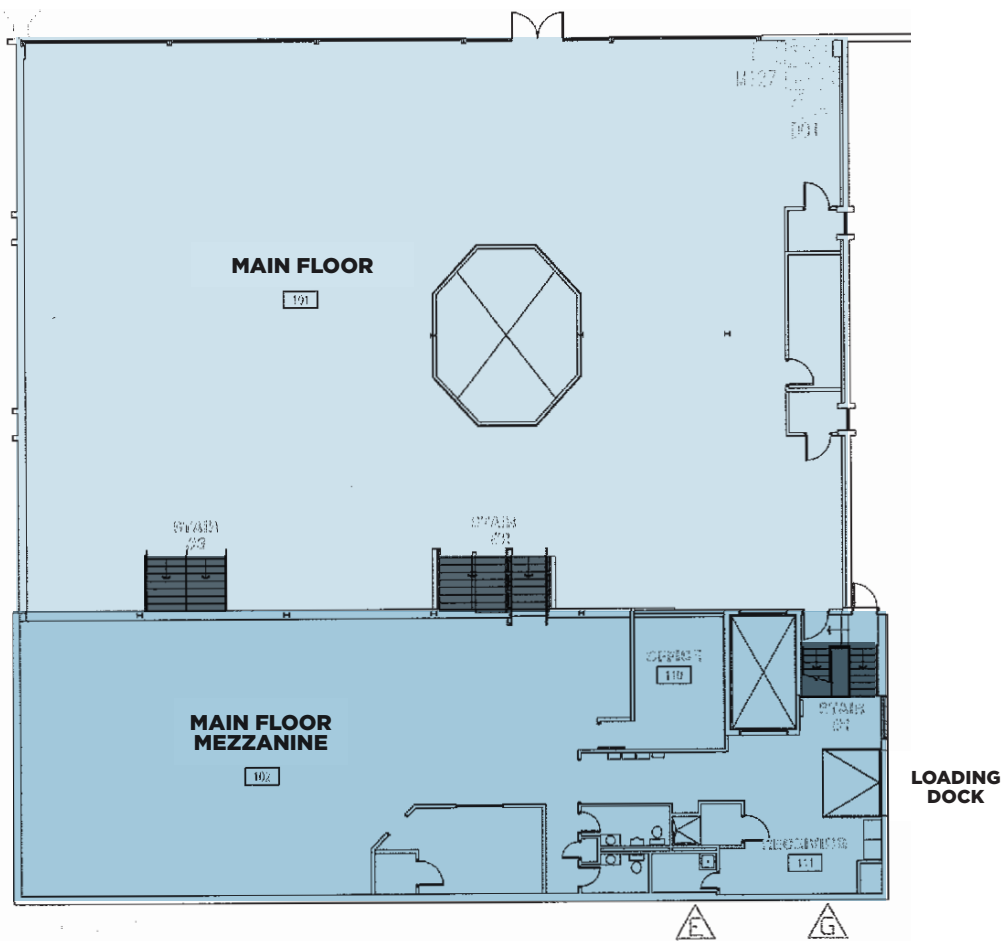


VIEW TO NORTHWEST

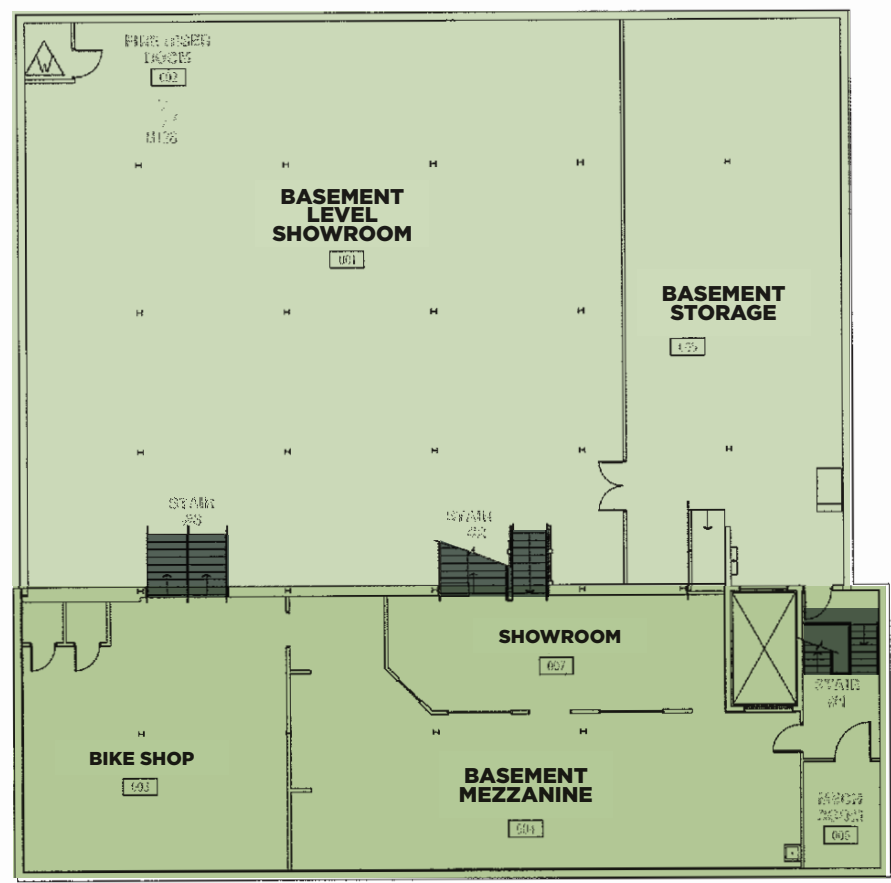


FLOOR PLANS

MAIN FLOOR



BASEMENT



Demographics

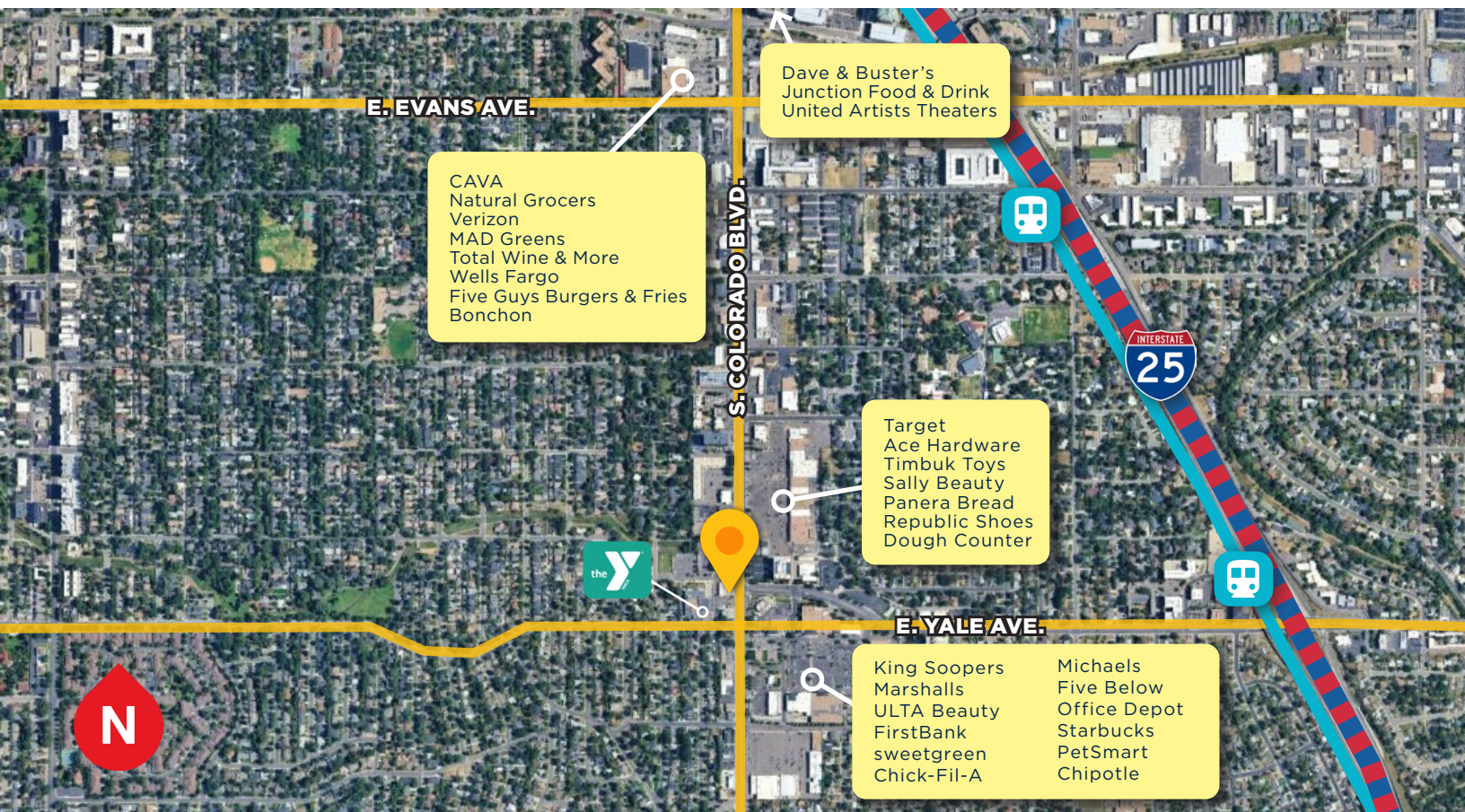
Population	1 Mile	3 Miles	5 Miles
Male	7,976	78,819	213,299
Female	7,792	74,844	208,170
Total Population	15,768	153,663	421,469

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,377	21,569	59,518
Ages 15-24	1,370	16,799	42,916
Ages 25-54	7,000	74,295	207,329
Ages 55-64	1,694	15,351	43,000
Ages 65+	3,328	25,650	68,706

Race	1 Mile	3 Miles	5 Miles
White	11,608	105,121	268,307
Black	680	11,233	34,898
Am In/AK Nat	41	369	1,180
Hawaiian	6	92	295
Hispanic	2,198	25,155	83,872
Asian	752	6,515	19,598
Multi-Racial	457	4,856	12,475
Other	24	338	885

Income	1 Mile	3 Miles	5 Miles
Median	\$103,513	\$95,465	\$93,621
< \$15,000	661	4,956	14,748
\$15,000-\$24,999	316	3,487	9,537
\$25,000-\$34,999	364	4,076	10,516
\$35,000-\$49,999	594	6,089	17,331
\$50,000-\$74,999	996	11,367	31,895
\$75,000-\$99,999	705	8,350	24,502
\$100,000-\$149,999	1,136	11,635	34,149
\$150,000-\$199,999	856	7,691	21,581
> \$200,000	1,846	15,972	40,299

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,642	81,664	226,371
Occupied	7,477	73,624	204,559
Owner Occupied	4,120	34,896	94,263
Renter Occupied	3,357	38,728	110,296
Vacant	1,166	8,039	21,812



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