

5410-5430 W 44th Ave.

Denver, CO 80212



Jen Aragon

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OFFERING SUMMARY

Rate	\$21.60/SF MG
Building Size/Available SF	2,500 SF
Parking	6 spaces (including 1 handicap)
Year Renovated	2026
Parking	28,750 SF
Zoning	C-1*
County	Jefferson County
Municipality	Town of Mountain View

PROPERTY HIGHLIGHTS

- Major Capital Improvements:
 - Roof
 - Plumbing
 - Shower
 - New paint
 - New Flooring
- Some of the approved uses include: medical offices, business and professional offices, restaurants, child care centers, liquor stores, drug stores, auto repair or supply, general retail.
- 65' Frontage on 44th Ave
- Excellent owner/user or investor opportunity
- Private entrance
- 2 Restrooms
- Building backlit signage available
- Private Parking



DEMOGRAPHICS

1 Mile	3 Mile	5 Mile
Population		
16,364	156,670	421,279
Average Household Income		
\$139,788	\$129,435	\$119,636
2025 Households		
7,793	71,505	189,526

Source: Costar

TRAFFIC COUNTS

I-70	113,000 VPD
Sheridan	32,000 VPD
Wadsworth	44,000 VPD
Kipling	36,000 VPD

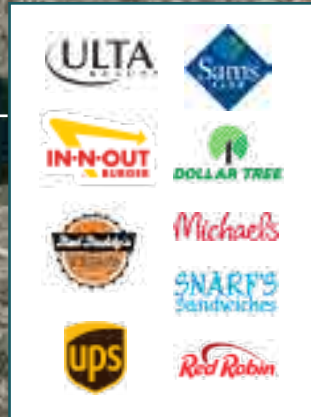
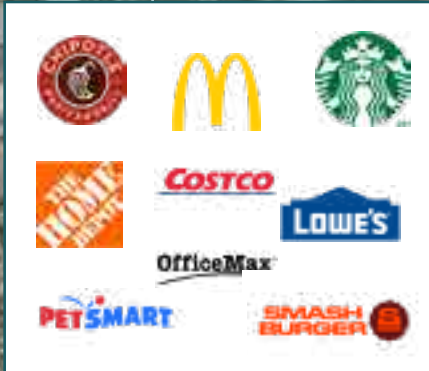
Source: CDOT

LOCATION MAP

Why Mountain View

- Central location between Denver, Berkeley, Wheat Ridge & Edgewater
- Minutes to I-70, Downtown Denver & the Highlands
- Business-friendly municipality
- Expanding zoning flexibility
- High visibility along W. 44th Avenue
- Strong surrounding residential and commercial demographics

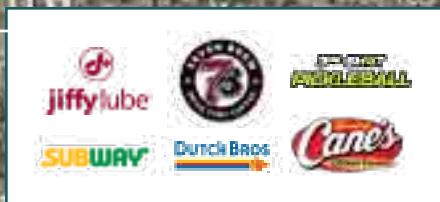
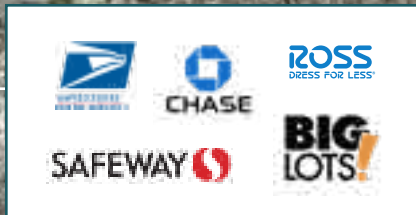
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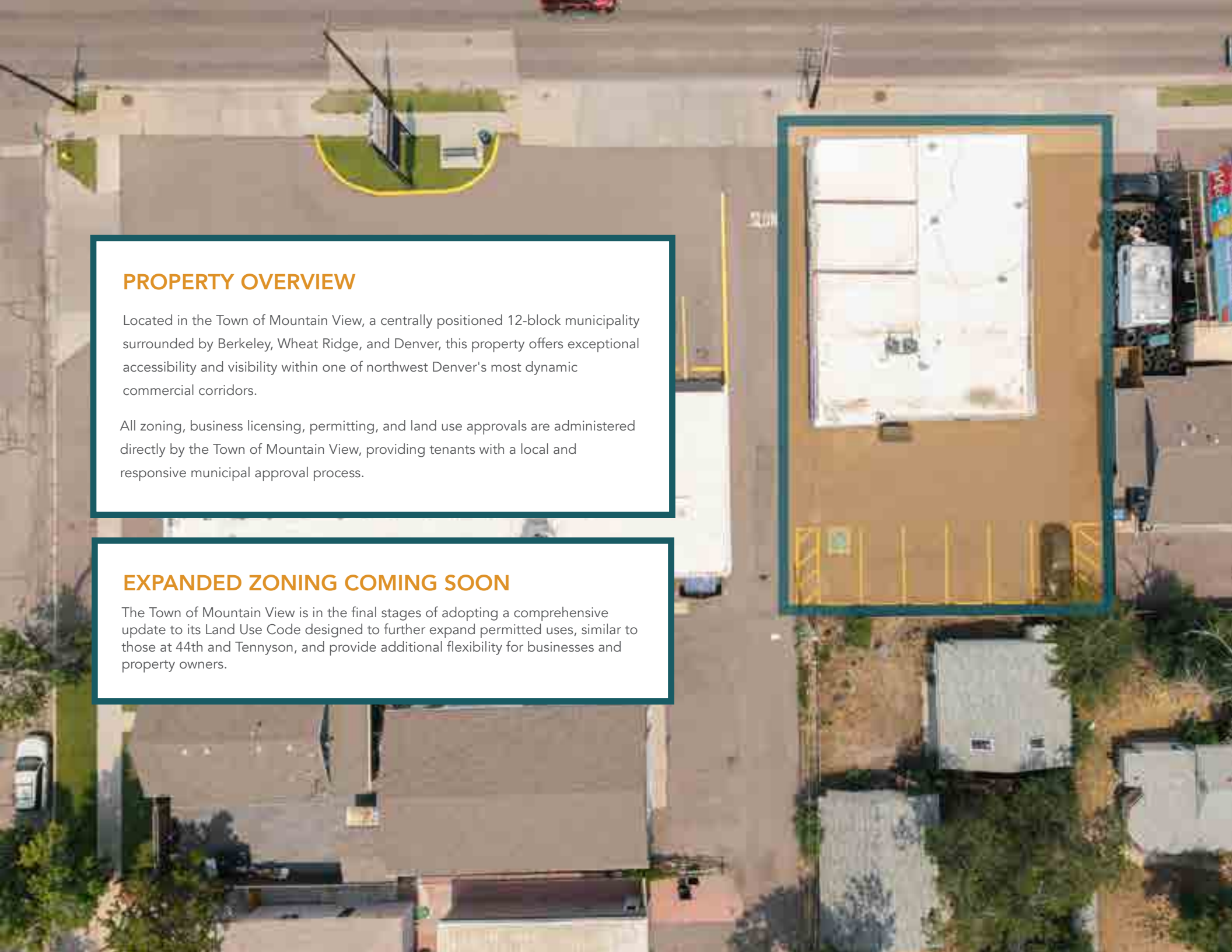
SITE
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Denver, CO 80212

Tennyson Street

Over 170 active shops, restaurants and professional services





An aerial photograph of a commercial property. A large, white, rectangular building with a flat roof is the central focus. It has several loading docks or doors along its side. The building is surrounded by a paved parking lot. To the left of the building, there's a smaller, yellow structure. To the right, there are some trees and a smaller building. The overall scene is a typical commercial industrial area.

PROPERTY OVERVIEW

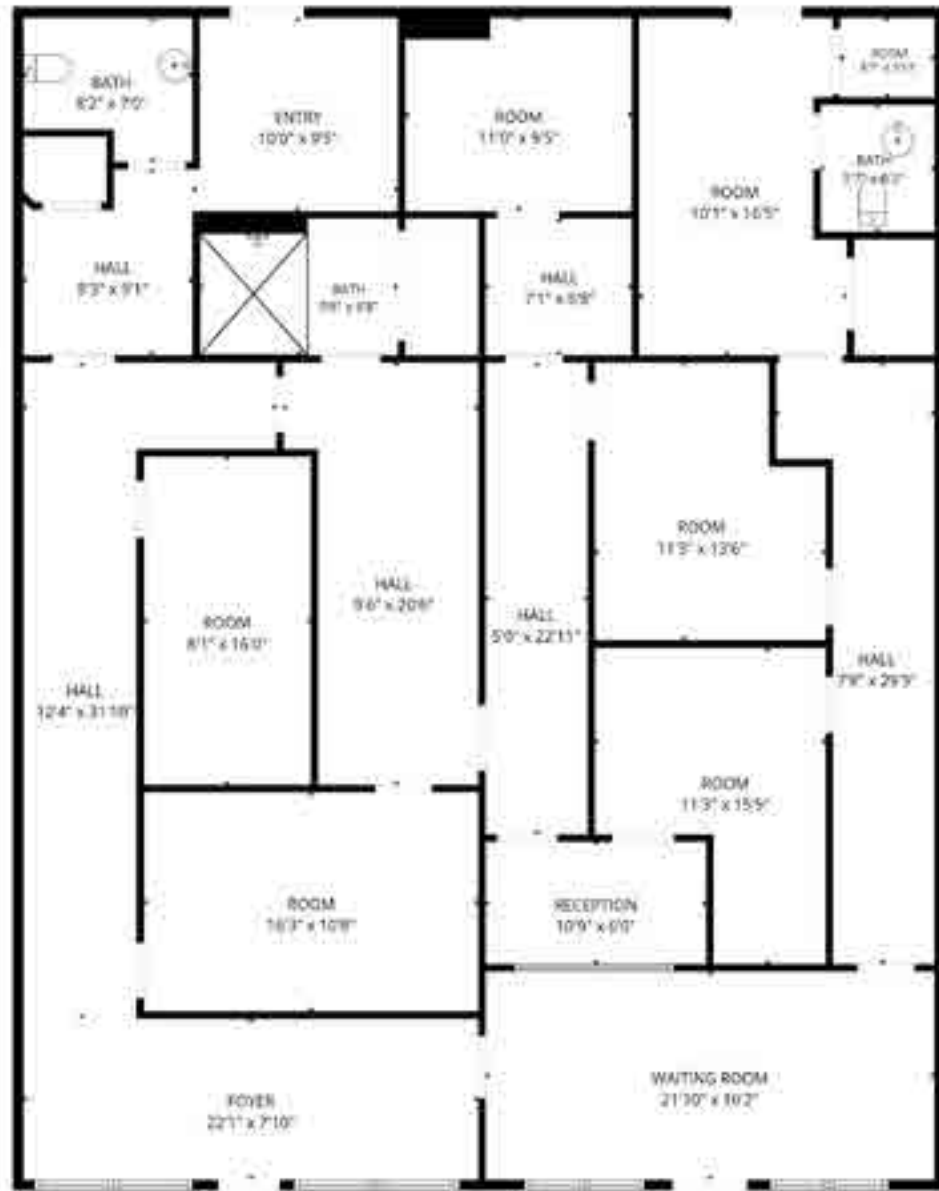
Located in the Town of Mountain View, a centrally positioned 12-block municipality surrounded by Berkeley, Wheat Ridge, and Denver, this property offers exceptional accessibility and visibility within one of northwest Denver's most dynamic commercial corridors.

All zoning, business licensing, permitting, and land use approvals are administered directly by the Town of Mountain View, providing tenants with a local and responsive municipal approval process.

EXPANDED ZONING COMING SOON

The Town of Mountain View is in the final stages of adopting a comprehensive update to its Land Use Code designed to further expand permitted uses, similar to those at 44th and Tennyson, and provide additional flexibility for businesses and property owners.

FLOOR PLAN





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