



FOR LEASE

2111 S. DAHLIA ST
DENVER, CO 80222

**INTEGRITY
VALUES
CULTURE
ETHICS**



Table Of Contents

- Property Description
- Floor Plans
- Neighborhood
- Demographics
- Additional Photos
- Listing Contacts



Our Philosophy

Madison Commercial Properties was formed out of the vision that our brokers can service our clients in all facets of commercial real estate while using the latest innovative technologies to pair buyers with sellers and landlords with tenants. We consider ourselves a marketing company in the business of doing commercial real estate.



**501 S CHERRY ST. SUITE 350
DENVER, CO 80246**



303.931.5026



MICHAEL@MADISONCOMMERCIAL.COM



MADISONCOMMERCIAL.COM

2111 S. DAHLIA ST.
DENVER, CO 80222



\$11.99 SF NNN

FEATURES

**1 DRIVE IN DOOR WITH POSSIBILITY OF
ADDING 3 ADDITIONAL DOORS**

LARGE OFFICES AND OPEN AREAS

**WIDE VARIETY OF USES APPROVED IN
ZONING FLEXIBLE ZONING**

TURNKEY SCHOOL OR DAYCARE

RETAIL EXPOSURE

EASY ACCESS TO I-25

ACROSS FROM NEW DEVELOPMENTS

**7,860 SF
BUILDING SIZE**

**I-MX-3
CURRENT ZONING**

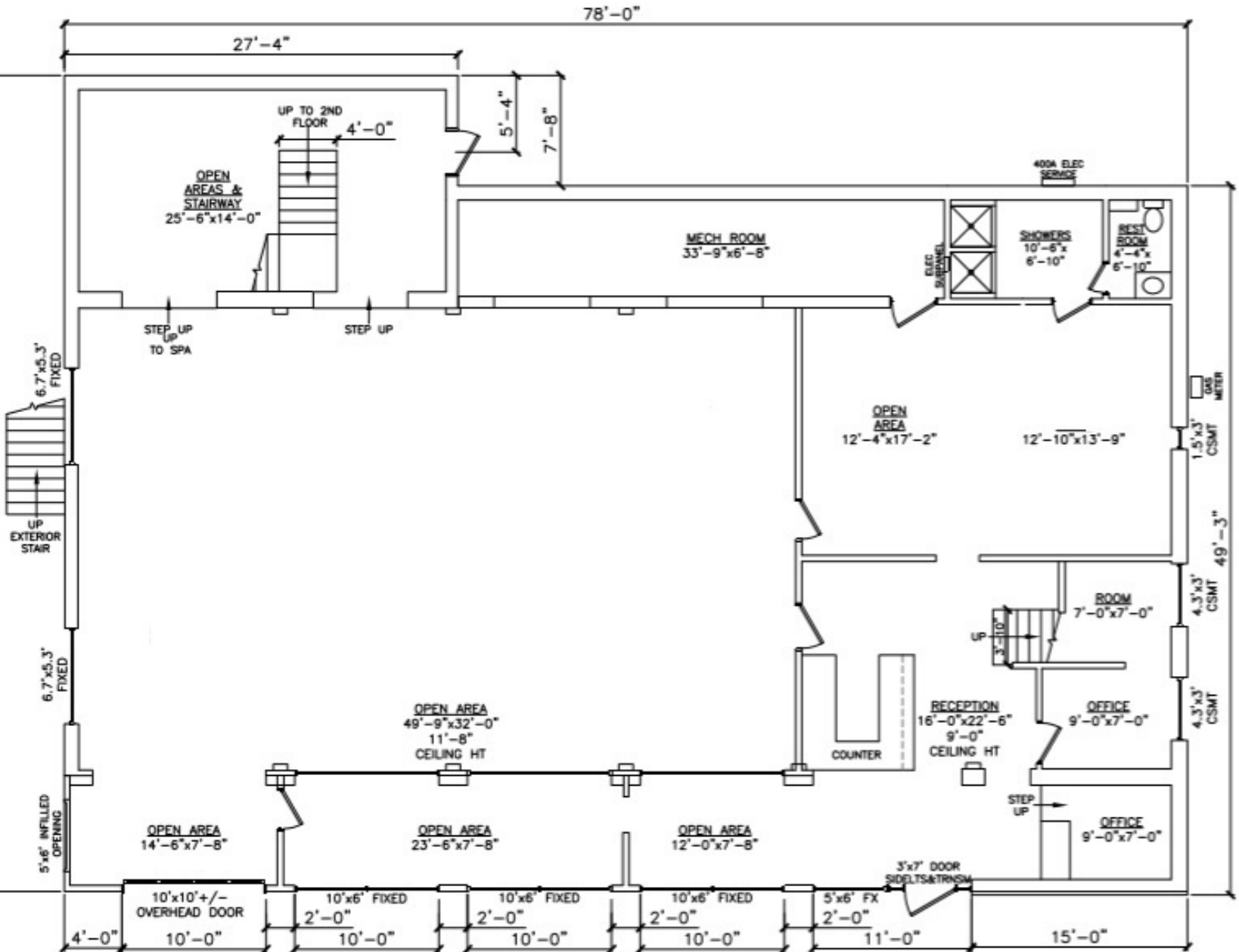
**RETAIL/OFFICE/INDUSTRIAL
INTENDED USE**

**RENOVATED IN 2015
RECENT RENOVATIONS**

**8 SPACES AND OFF STREET PARKING
PARKING**

FLOOR PLAN

MAIN FLOOR



MAIN FLOOR

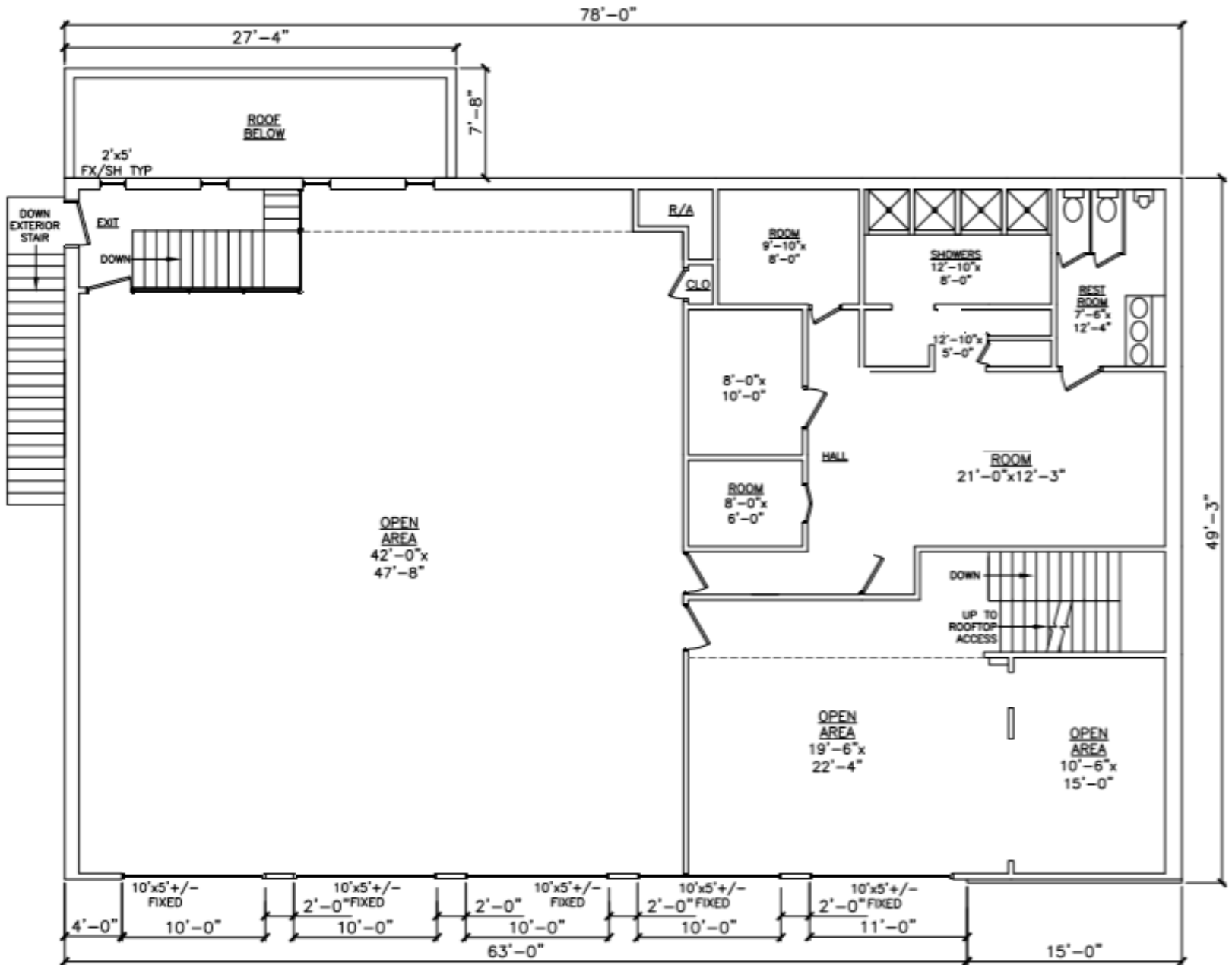
3,930 SQ FT

3 OFFICES AND RECEPTION

1 DRIVE IN 10 FT DOOR

FLOOR PLAN CONTINUED

SECOND LEVEL



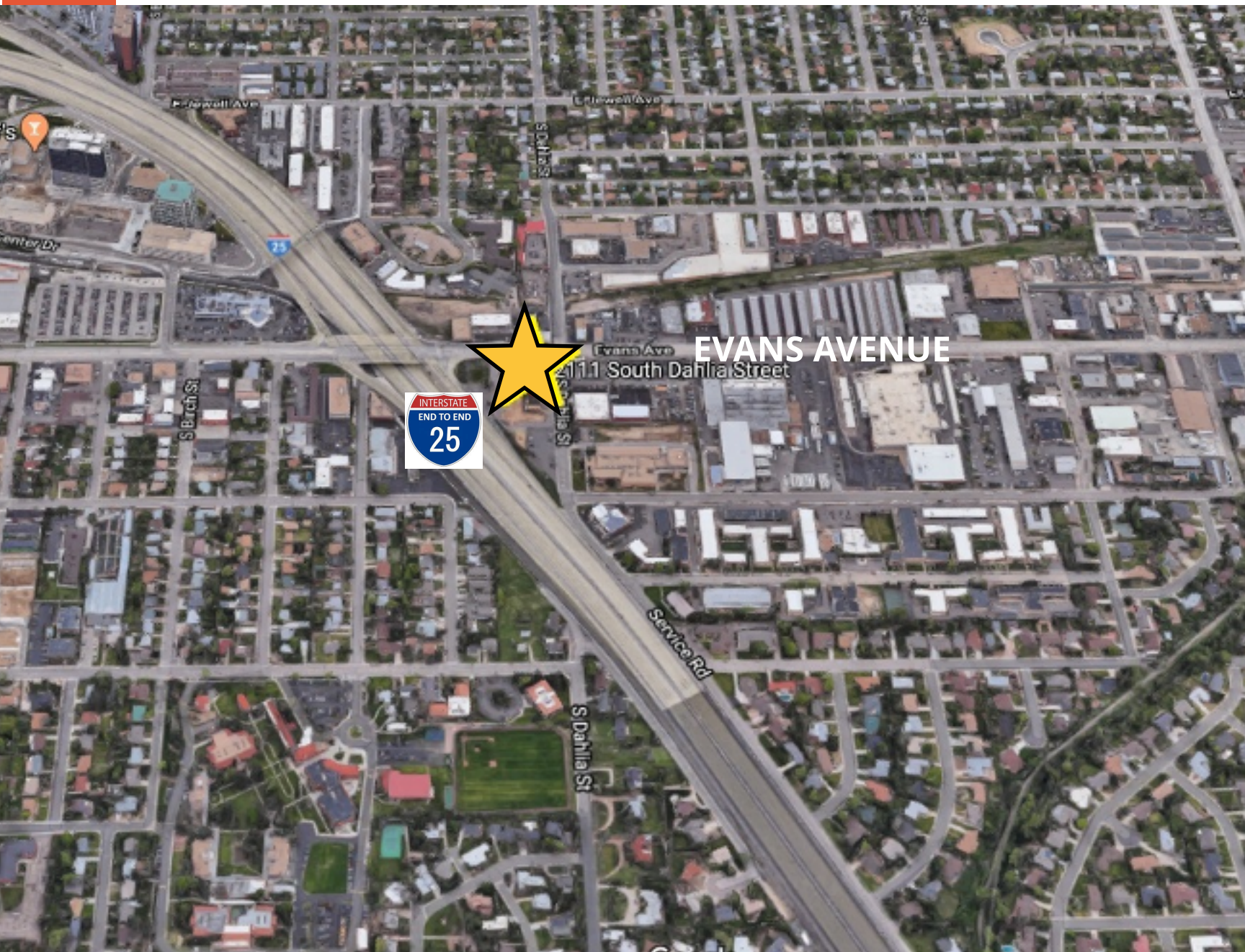
SECOND LEVEL

3,930 SQ FT

LARGE OPEN AREAS

CAN BE CONVERTED TO SMALL
OFFICES AND CONFERENCE.

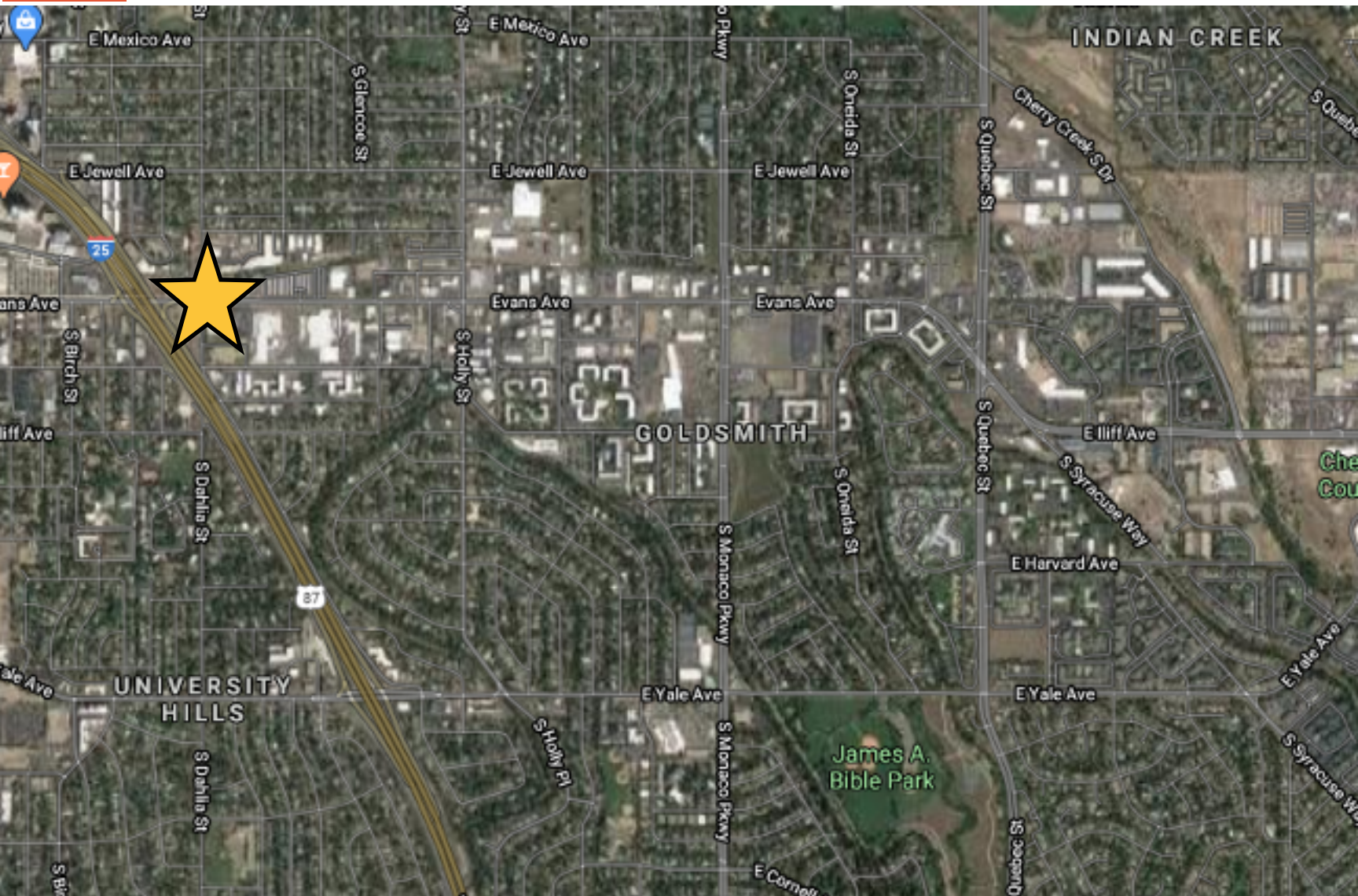
NEIGHBORHOOD: EVANS RE-DEVELOPMENT



The Property enjoys retail exposure directly located on S. Dahlia St and E. Evans Ave. It is uniquely situated directly across the street from a series of new development projects including hundreds of new apartment developments and a new self storage facility directly behind the property. These projects will bring a tremendous amount of new businesses and residences to the area.

The Evans corridor is currently seeing tremendous amount of redevelopment since the light rail was placed just west of I-25. The properties along Evans will see a renewed interest from a lot of retailers, office users, and light industrial users as the area changes.

DEMOGRAPHICS



DATA FROM COSTAR

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	19,697	175,238	465,354
MEDIAN HOUSEHOLD INCOME	\$62,832	\$74,581	\$67,796
HOUSEHOLDS	9,276	83,565	223,628

LEASE CONTACTS

A PROVEN TRACK RECORD WITH PROVEN RESULTS



MICHAEL GRIFFIN, SENIOR ADVISOR

MICHAEL@MADISONCOMMERCIAL.COM

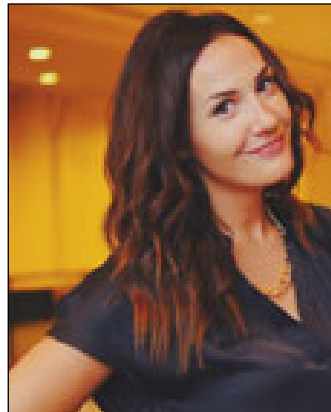
MOBILE: 303.931.5026

MADISONCOMMERCIAL.COM



STACY TIPTON

MARKETING COORDINATOR



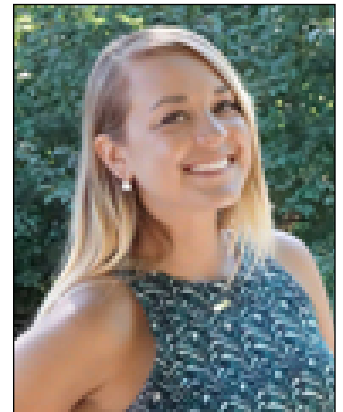
ALEX OSTEN

MARKETING COORDINATOR



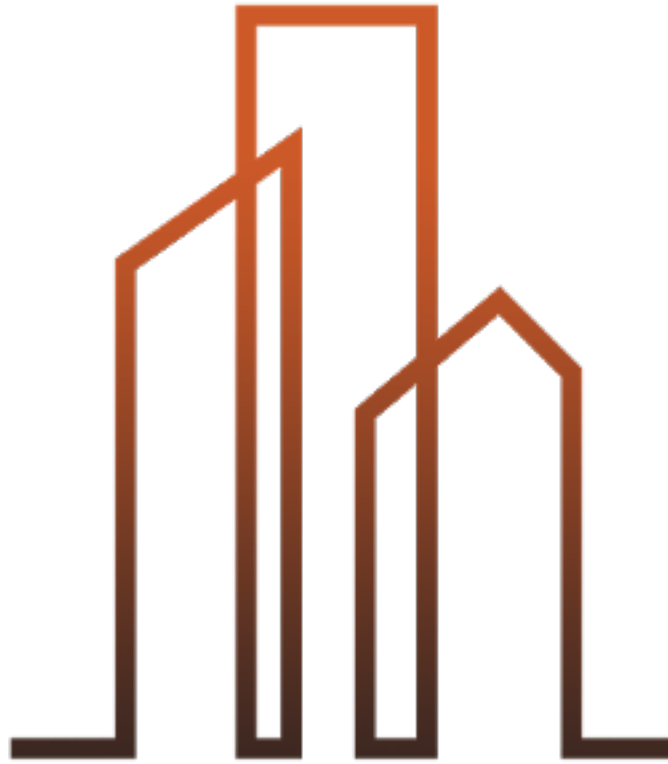
RACHEL SWARTZ

OFFICE CONCIERGE



ALLISON SLIWINSKI

COMPLIANCE OFFICER



MADISON COMMERCIAL

PROPERTIES, LTD.

MADISON COMMERCIAL PROPERTIES | 303-931-5026