



FOR SALE **\$650,000**

NEWLY BUILT RETAIL PROPERTY IN THE HIGHLANDS

2830 W 25TH AVE

Denver, CO 80211



AVAILABLE SF

1115 SF



ZONING

G-MS-3



YEAR BUILT

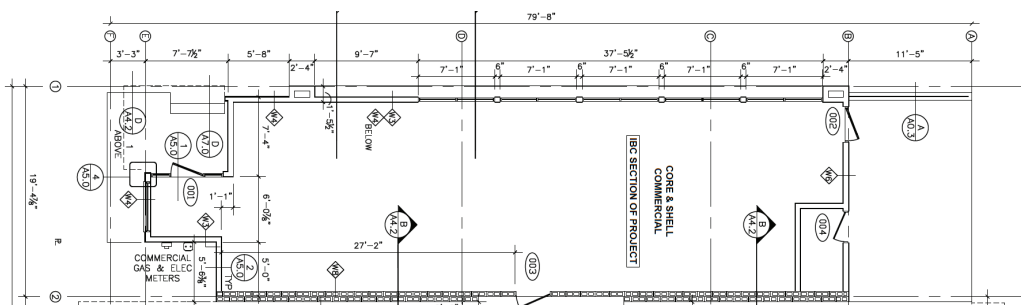
2020

PROPERTY DESCRIPTION

Property is brand new and is being delivered in a white shell for a retail user. With frontage along W 25th Ave in the Highlands and 18 townhomes as part of the redevelopment, a buyer can have a built-in customer base on day 1 of their operations.

There are multiple businesses and amenities within walking distance. With the current G-MS-3 zoning, it allows for a variety of retail and office uses.

COMMERCIAL SPACE FLOOR PLAN



Madison Commercial Properties
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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Households	14,427	109,873	220,281
HH Growth 2020-2025	9.10%	7.37%	6.23%
Median Household Income	\$90,408	\$66,788	\$66,082

TRAFFIC COUNTS

	CROSS STREET	TRAFFIC	YEAR
W 26th Ave	Eliot St	8,204	2016
W 26th Ave	Federal Blvd	9,691	2018
W 26th Ave	Federal Blvd	8,355	2016



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