

# Warehouse w/ High Exposure Storefront for Lease

501 KALAMATH STREET, DENVER, CO 80204



## Overview

Hoff & Leigh brings you some of the hardest to find commercial space in the Denver metro market with exceptional signage. This exciting property is sure to meet all of the needs of a user looking to lease approximately 11,410 SF of warehouse with over 16' ceiling clearance, some small office and a 1,960 SF attached storefront with high traffic exposure frontage off of Kalamath Street. This is a sensational opportunity for a tenant to expand their business into a high traffic, highly visible location with Central Denver proximity and convenient access to Metro Denver. Zoned as I-MX-5, a wide range of uses are allowed. Ideal uses include warehouse storage, showroom with warehouse, parts sales, flex space, contractors, light manufacturing/assembly, gym, recreational, brewery/coffee production, engineering, data storage and more.






A large monument sign will capture the attention of over 12,000 daily passing vehicles, offering incredible business exposure, along with the availability of up to 32 reserved parking spaces (in addition to ample street parking). It's also desirably located near 6th Avenue and Kalamath Street, for easy access to Metro Denver via I-25.

This offering won't last long. Please contact me to schedule a tour today!

## Highlights

- 12,000+ Daily Traffic Count
- 32 Parking Spaces
- 16.5' Clearance
- 3p Power (Amps to TBD)
- Oversized Monument Sign on Kalamath St.
- 10' x 10' Drive-In Door and 8' x 8' Dock High Door
- 1,960 SF Front Store Area
- Small Office & Storefront With HVAC

## Property Details

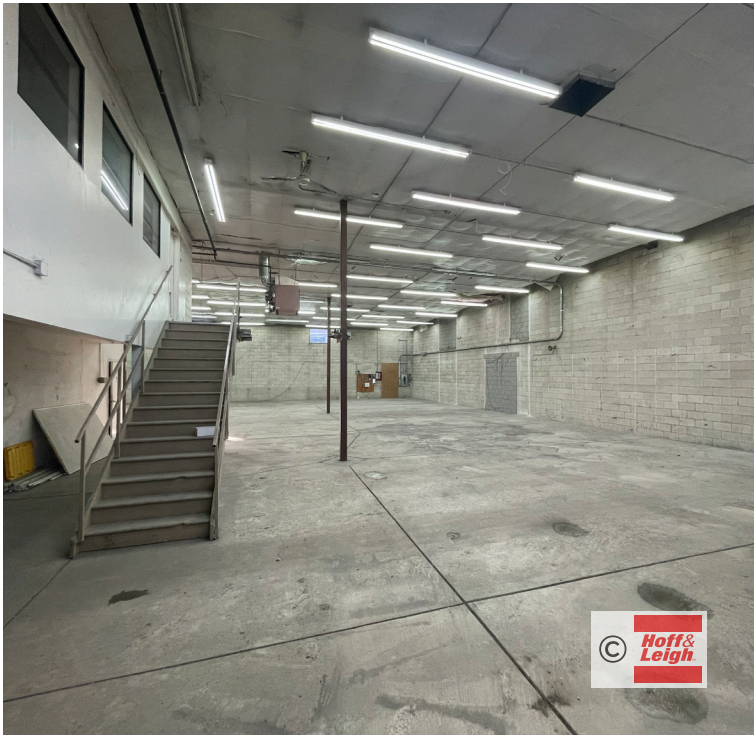
-  **Lease Rate**  
\$11.00 SF/YR (NNN)
-  **Space Available**  
11,410 SF
-  **Building Size**  
24,828 SF
-  **Lot Size**  
0.60 Acres  
(Full Parcel)
-  **Zoning**  
I-MX-5

Rev: February 15, 2024



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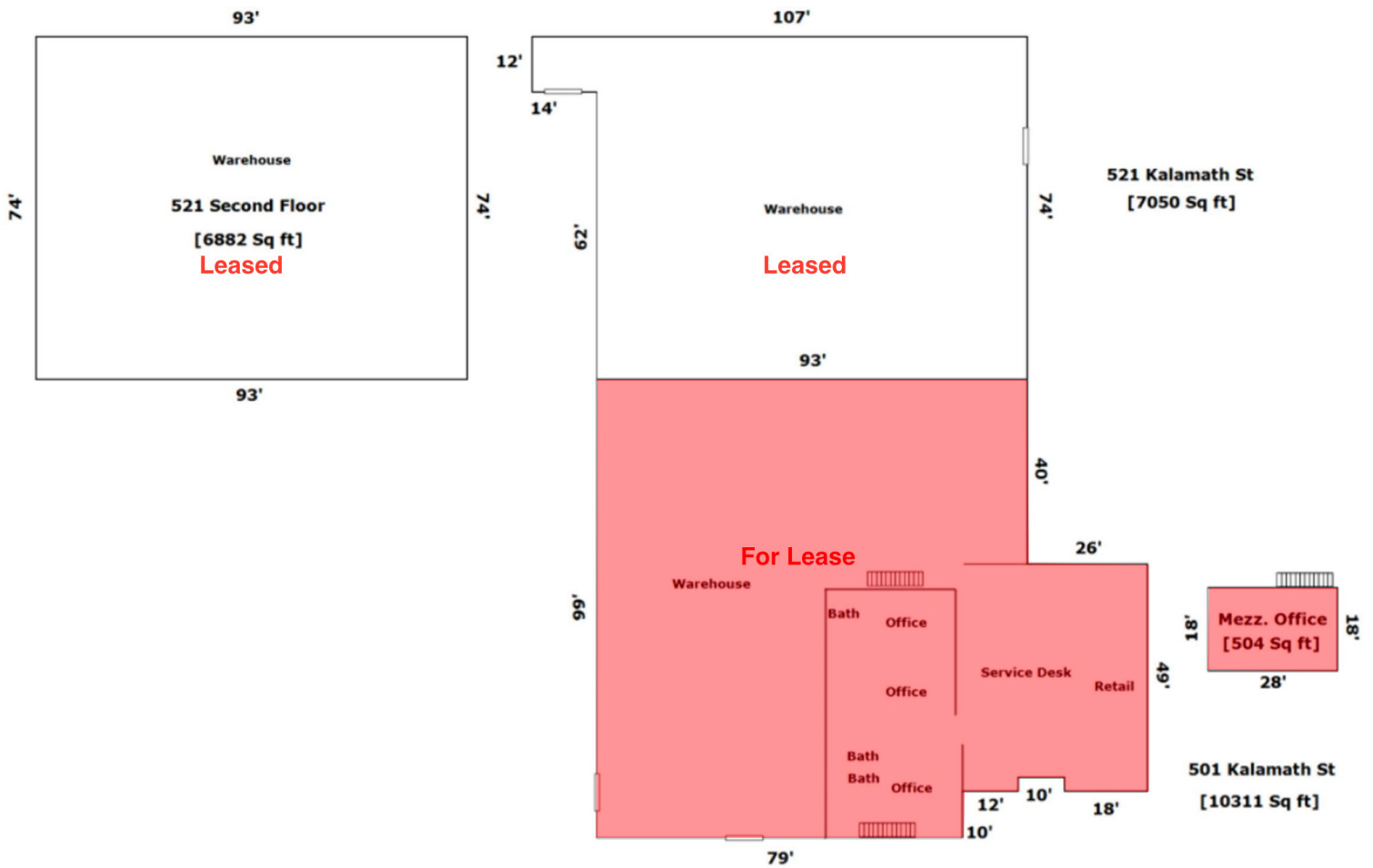


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\*Dimensions and SF displayed are for interior space only. Exterior to exterior measurements are larger.

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## DEMOGRAPHICS



257,600  
Population



35.4  
Median Age



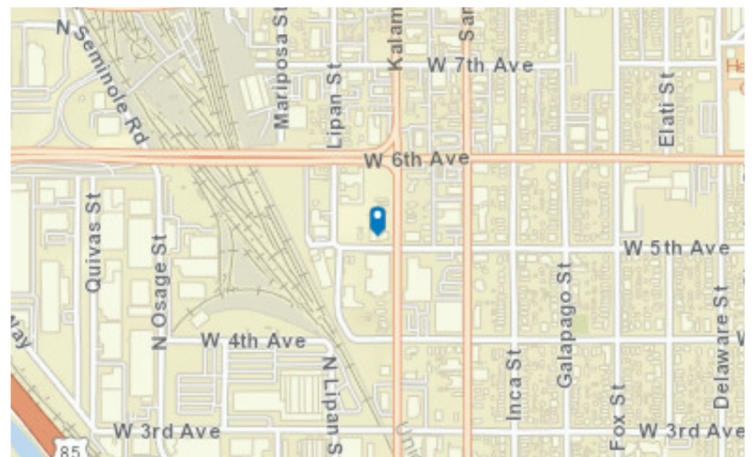
1.9  
Average  
Household Size



\$83,299  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
W 5th Ave & Kalamath St	12,102	0.0
W 4th Ave & Kalamath St	10,810	0.0
Lipan St & W 6th Ave	63,590	0.1
Perry St & W 6th Ave Freeway	63,359	0.1
Kalamath St & W 6th Ave	28,450	0.1



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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