



SHOWROOM / WAREHOUSE

FOR SALE

963 N. Highway 16 | Denver

Stunning showroom and warehouse area located on a peninsula along one of Denver's busiest corridors.

SAM KLINE, CCIM

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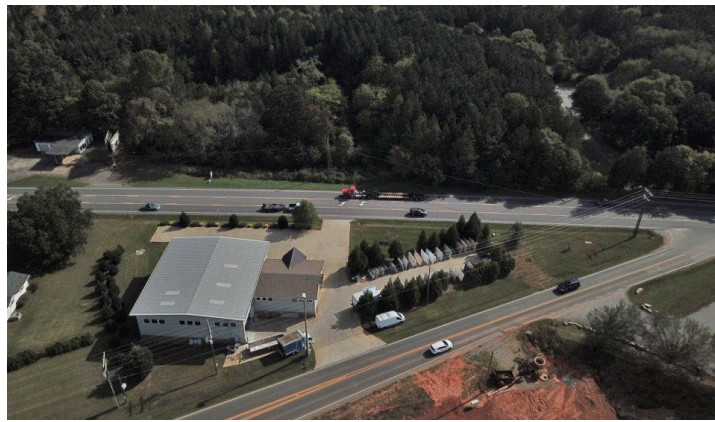
DOUG CORE

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PROPERTY INFORMATION

SF*

Total: 7,335 SF
Main: 6,150 SF
Mezzanine: 1,185 SF

PID

81319

ACREAGE*

0.709 Acres

ZONED

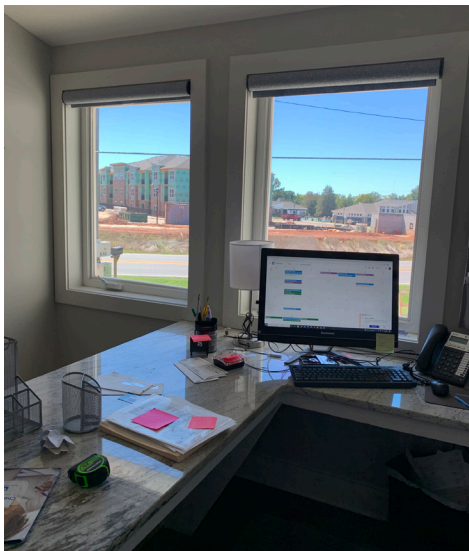
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FEATURES

- Warehouse has 24' clear heights
- Stone and Hardi-panel siding
- Outdoor storage area with landscape screening
- Versatile and well located along Denver's busiest corridor

LIST PRICE

\$1,195,000



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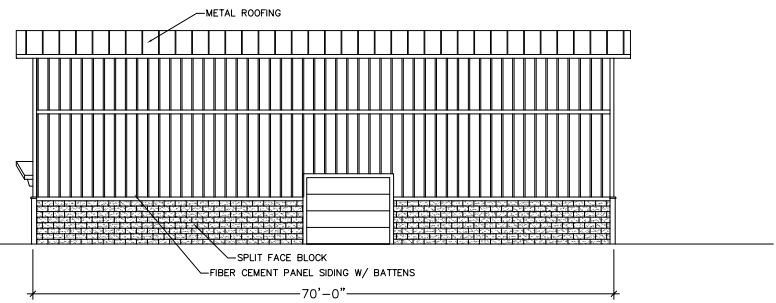
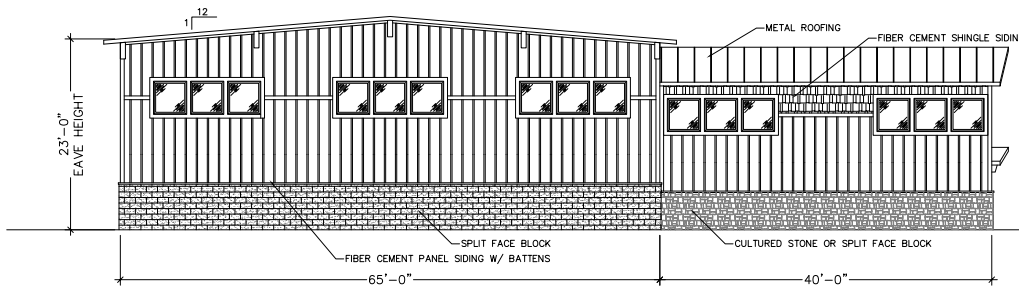
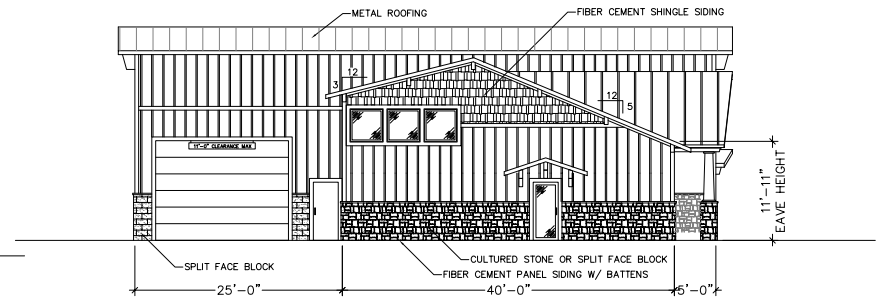
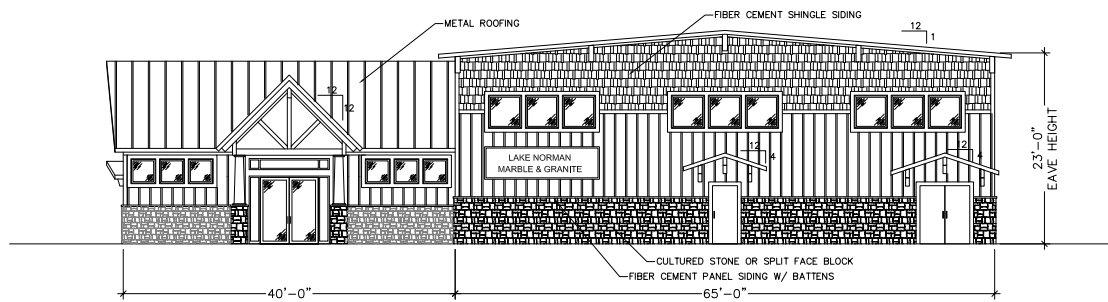
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

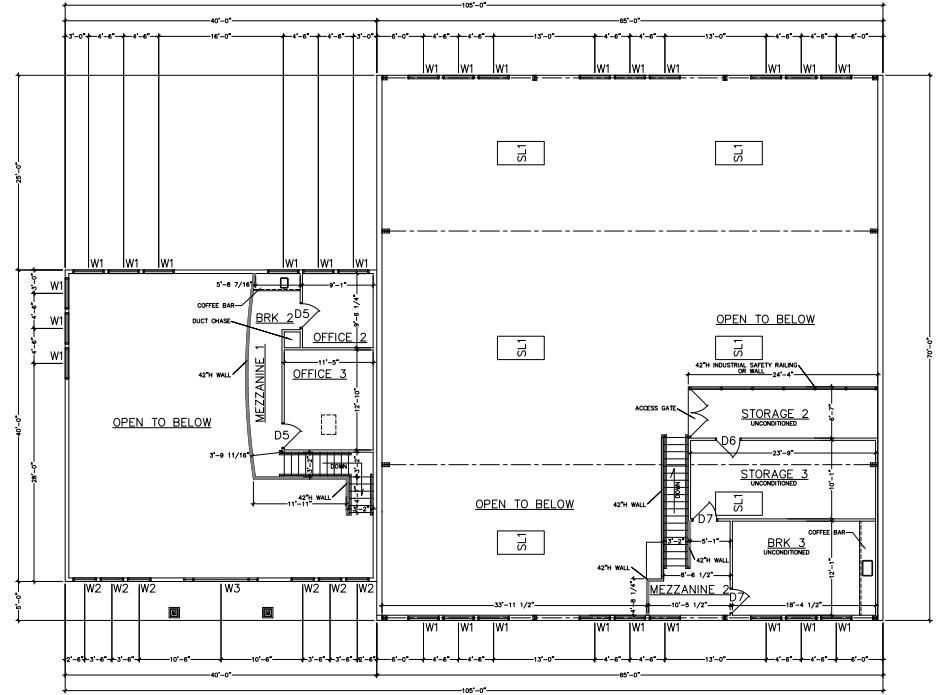
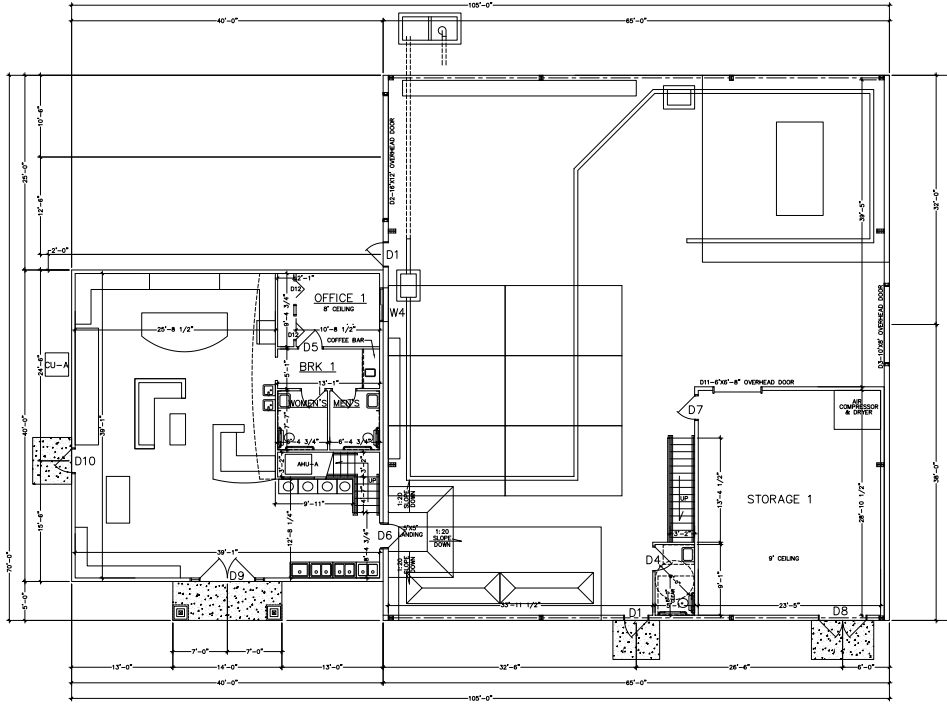
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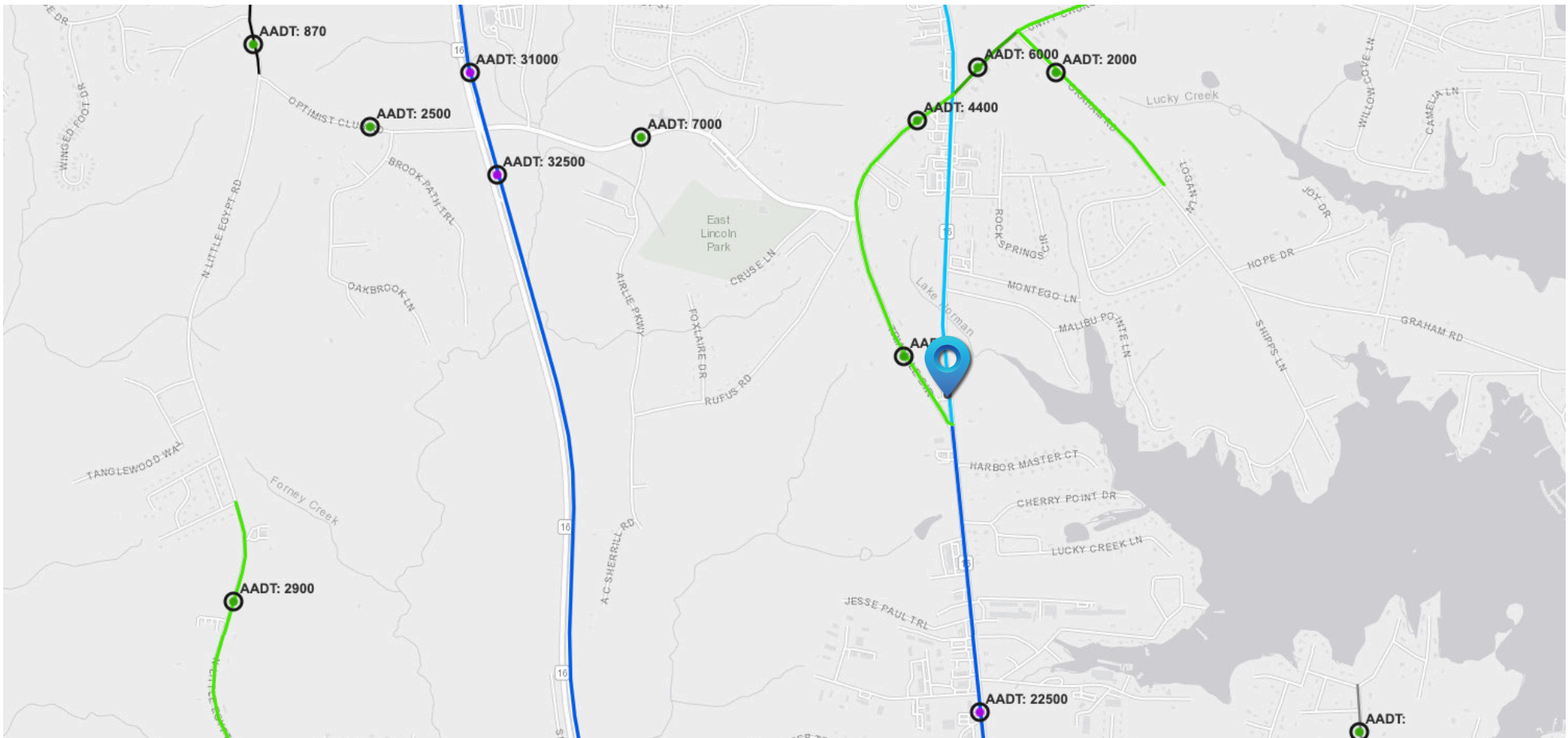


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1 MILE**3 MILES****5 MILES****DEMOGRAPHICS****POPULATION**

Total Population (Current Year)	2,306	15,232	33,709
Total Population (Five Year Projection)	2,578	16,818	36,886
Total Daytime Population	3,019	13,320	26,2715

INCOME

Average Household Income	\$124,529	\$136,138	\$162,655
Median Household Income	\$98,602	\$107,407	\$128,788

HOUSEHOLDS

Total Households (Current Year)	961	6,074	13,063
Total Households (Five Year Projection)	1,073	6,706	14,295
Owner-Occupied	739	4,962	10,770
Renter-Occupied	222	1,111	2,293
Vacant	148	701	1,537
Median Home Value	\$463,272	\$487,189	\$608,593
Average Home Value	\$386,206	\$440,390	\$536,325

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