

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Kalamath Street Redevelopment/ Investment Opportunity



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112, 114, 118 and 150 Kalamath St., Denver, CO 80223

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Located on Kalamath St. just before 1st Avenue, this 38,315± SF redevelopment property currently has three income producing buildings sitting on the site. The buildings total 9,123± SF and current tenants are a restaurant, day spa, and office. The site is zoned I-MS-3 which allows for residential, retail, restaurants, hotel, office, light industrial among other uses. Taxes are currently \$33,932.60 (2022 paid in 2023). The Assessor schedule numbers of the four parcels are: 05091-21-009-000, 05091-21-008-000, 05091-21-007-000 and 05091-21-024-000. Kalamath averages 18,914 vehicles per day. The site offers excellent access to downtown Denver and 6th Avenue via Santa Fe, and to I-25 via Alameda Avenue to the south. RTD Light Rail runs directly behind the property with the nearest station being the Alameda Station, about $\frac{3}{4}$ mile to the south.

Offered at \$4,750,000

Fuller Real Estate
(303) 534-4822

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Andrew Dodgen
720.287.5412 direct
720.670.0377 mobile
ADodgen@FullerRE.com

Bob Leino
720.287.5402 direct
720.339.8841 mobile
BLeino@FullerRE.com

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,664	255,054	566,759
Households	8,746	124,617	259,062
Median Income	\$72,550	\$75,759	\$74,352
Median Age	35.20	34.60	35.20
Traffic	18,914 vpd at Kalamath & Bayaud		

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