Investment/Owner User Property

1400, 1402, 1460 E. 64th Ave, Denver, CO 80229





Building:	15,702± SF* Combined	#Structures:	Seven (7)
Lot Size:	1.85± AC	10 Units:	6 - Residential
YOC:	1957, 1962/1983/1990, 1964		4 - Warehouse/Storage/Service
#Parcels:	Three (3) - #0182511201021 #0182511201020 #0182511201019	Structure Type:	Industrial / Residential
		Water/Sewer:	North Washington - 3 Water Taps 3/4"
		Ditch:	United Water
Zoning:	I-2, Adams County	Gas/Electric:	Xcel Energy

This 1.85 Acre, I-2 Zoned Adams County Land, is comprised of six (6) residential structures, two (2) warehouse units, one (1) auto service garage, and one (1) storage unit. 2023 Taxes: \$51,578.62 (payable in 2024). There is potential for future development.

Brokerage Disclosure

^{*}Square footage is estimated and subject to change.



5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021













estminster	Sherrelwood	E 78th Ave		E.76
Irving St 287	WESTERN HIL	E 73rd Ave	224	Common of the Co
Westminster Station Nature Play Park	Twin Lakes w 70th	E AV		ADAMS CITY
Blvd Berkley w 64	CHISH I	E 68t Washingto E 64th Ave	h Ave	265) # ## SY 92
		North Washington	May .	Commerce City
W S6th Av	N Pécos	E 58th Ave	1.1	E 58th Ave
W 52nd A	Te on so	Mashington S not grave State S	6	E 52nd Ave
Rocky	AFFEE PARK	LOBEVILLE 0	YRIA-SWANSEA	48th Ave
Mountain W 46th Av Lake Park S	UNNYSIDE		St 40th Ave	Smith Rd PARK H
NORTHWEST	oterstate.	RIVER NORTH ART DISTRICT	g CLAYTON	E 35th Ave
HIGHLAND 92 F	HIGHLAND P	NORTH		MIN IN BOAR

DEMOGRAPHICS		1 Mile	3 Miles	5 Miles	
	Population	271	69,726	350,436	
	Households	113	22,690	141,613	
\$	Median HH Income	\$44,642	\$64,746	\$73,21 <i>7</i>	
Quika Suisa		+ · · / · · ·	, , , , , , , , , , , , , , , , , , ,	,, ,, _ ,,	
	Median Age	40.00	34.10	35.80	
	Traffic (2022)	2,177 vpd - E. 64th Ave @ Franklin St			

CoStar 2023