

2040 S. Colorado Blvd.  
Denver, CO 80222

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**Access:**

1-25 and Colorado Blvd (CO Highway 2)  
Colorado Center / Light Rail Station  
Evans & Colorado

**Lot Size:**

1.25 Acres (54,621 SF)

**Zoning:**

C-MX-20, UP-1, UO-2

**Property Attributes:**

- Enterprise Zone
- Zoning CMX-20
- 1.25 Acres (54,621 square feet)
- 3500 square foot existing structure - potential rental income
  - Front retail area with HVAC
  - Back storage area with HVAC
  - Side back storage area
  - Back Entrance
  - 4 retail parking spots on Colorado Blvd
  - Roof under warranty (installed in 2012)
  - 2 ADA bathrooms
  - Security system through ADP can be reactivated for monitoring
  - Updated and tested backflow preventer with City of Denver
  - 5/8" water tap
  - Gas meter
- Signage on Colorado Blvd
- Land currently leased

This land parcel is conveniently located at the intersection of Colorado Blvd and Evans Ave with easy access to I-25 and immediate access to light rail and RTD bus service at Colorado Station. Prime Regional Transit Location to :

- Downtown Denver (10 minutes away)
- Denver University (2 minutes away)
- Denver Tech Center (7 minutes away)
- Denver International Airport (25 minutes away via automobile)

Abundant restaurants and shopping are within walking distance to the property. Access to DIA is a mere 30-minute train ride and all sports venues are within a 15-minute train ride from Colorado Station.

Don't miss out on one of Denver's finest available land parcels available, opportunities like this do not happen every day in one of the country's hottest cities.

#### **Traffic Counts:**

I-25 - 235,000 VPD

Colorado Blvd. - 47,500 VPD

Evans Ave. - 33,000 VPD











