

SMITH, MARCUS & DANIS | FOR LEASE

1661 E 77th Avenue

DENVER, CO 80229

CENTRAL DEVELOPMENT SITE

± 10.075 Acres

I-1 Zoning



Central Front
Range Corridor



Contact Brokers
for Pricing



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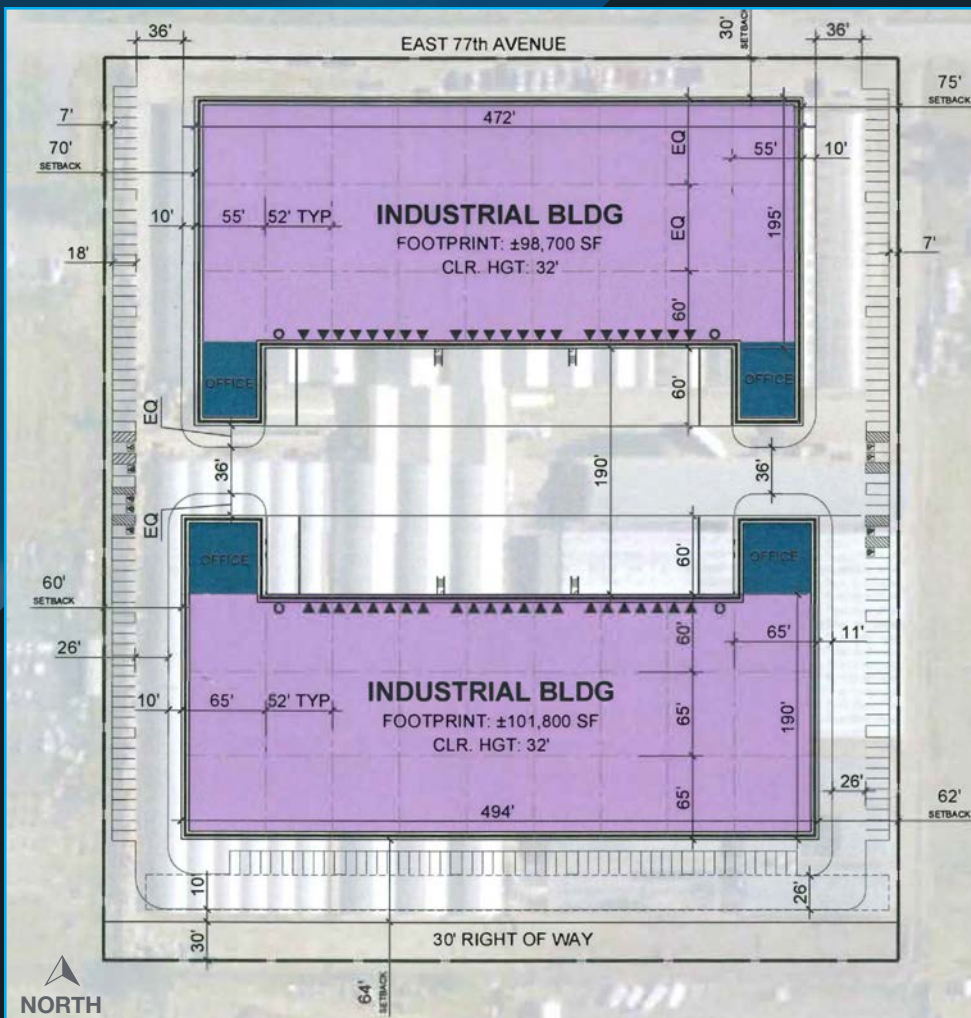
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Highlights

1661 E 77th Ave is a +/-10.075 acre development site in Denver's North Central Submarket that is home to robust tenant activity, some of the highest industrial rents and highest stabilized sales prices in Metro Denver.

The North Central Submarket continues to see rental growth, tight vacancy rates and robust tenant activity. The development pipeline is limited due to the fact there are very few development parcels with zoning and utilities remaining in the submarket. Despite the changing market for industrial development, this site stands alone as a single phase, high coverage site that has most of the pre-construction work completed.

- Central market vacancy is 6.8%
- Average asking rates in submarket are \$13.00
- Located in an Opportunity Zone, providing a great tax diversion opportunity
- Superior highway access to I-25, I-270 and I-76
- Strong workforce in the immediate area
- Numerous retail amenities within 1 mile radius of site
- Expedited permit approval process with Adams County
- Scarcity of quality development sites



**Conceptual
Site Plan**

1661 E 77th Avenue

DENVER, CO 80229

DOWNTOWN
DENVER



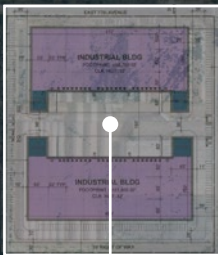
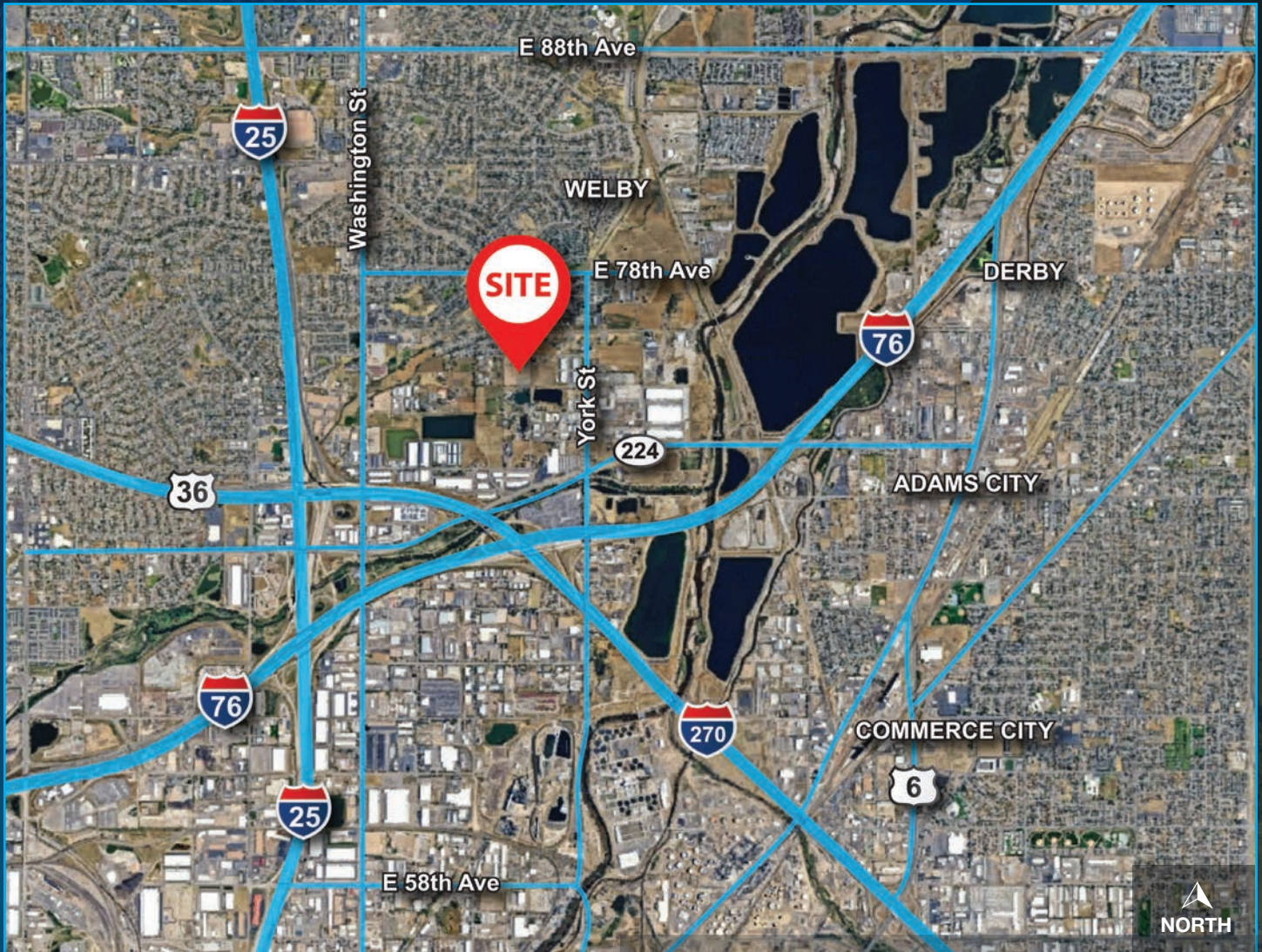
± 10.075 Acres

E 77TH AVE



NORTH

Central Corridor

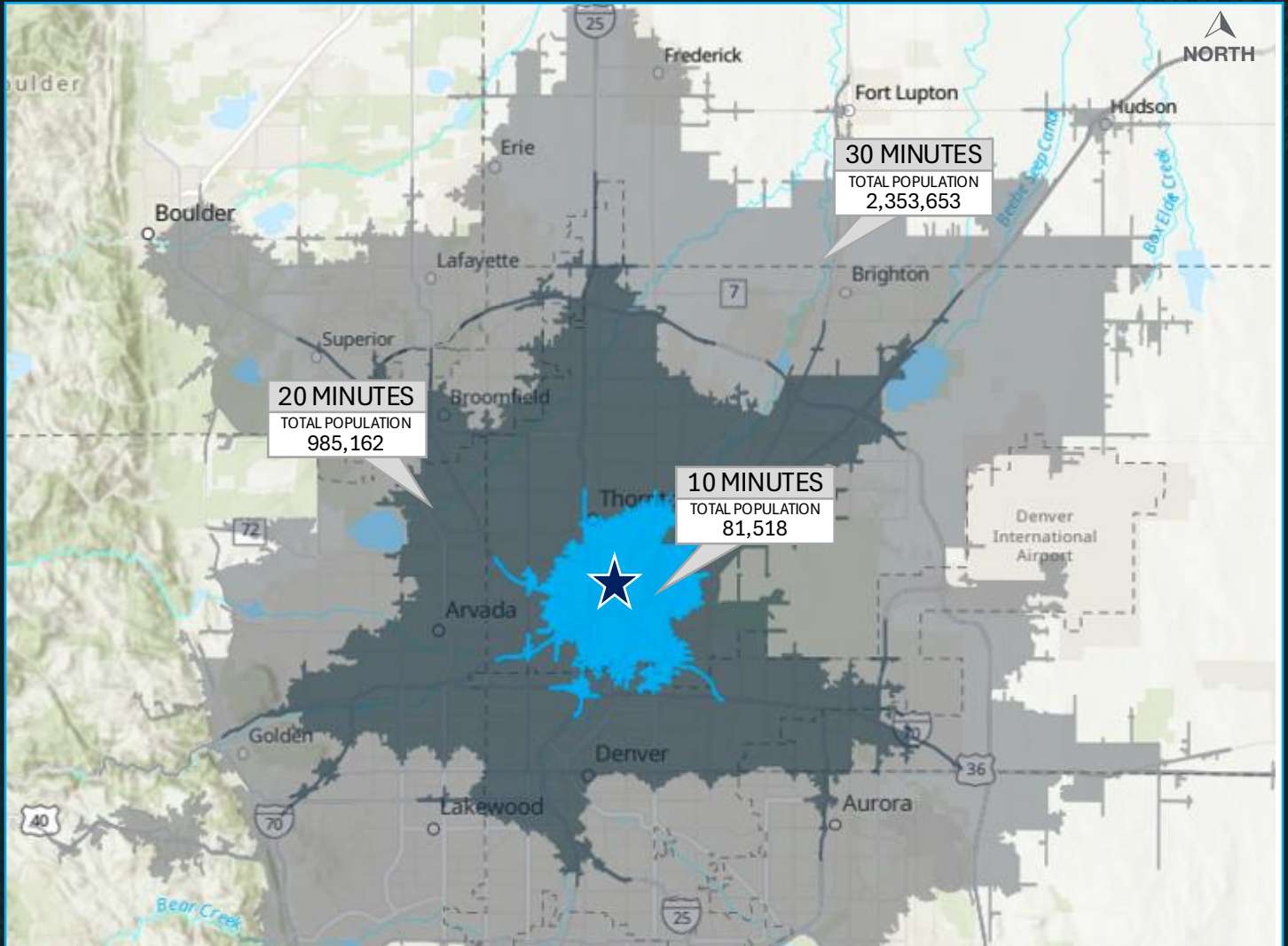


± 10.075 Acres

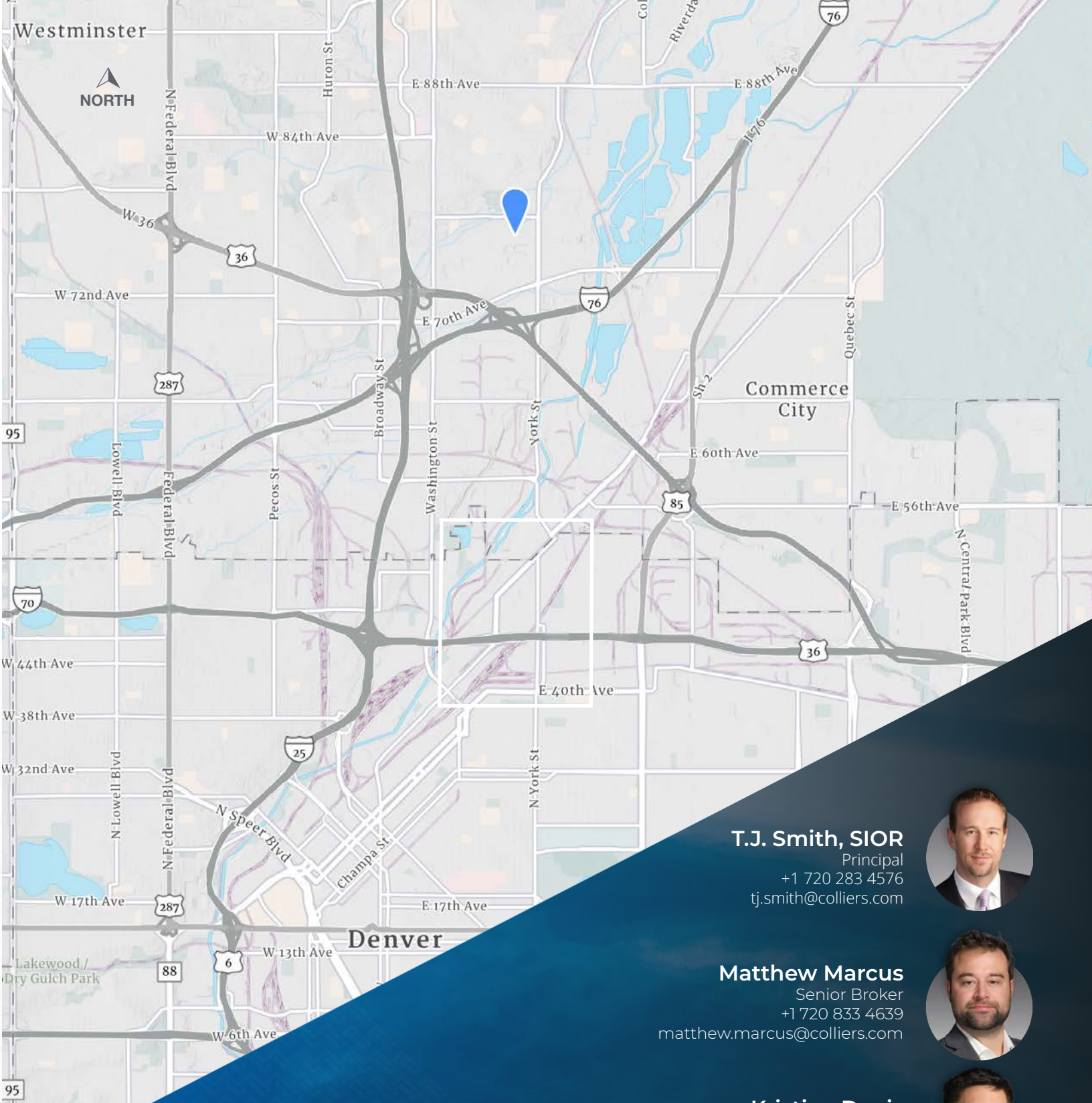
- Centrally Located Development Site
- Existing I-1 Zoning in place
- Easy access to major highways and interchanges

Business Growth

1661 E 77th Ave 1661 E 77th Ave offers a well-positioned industrial opportunity within Denver's established North I-25 corridor. The property features highly functional, efficient space suited for both owner-users and investors in a supply-constrained infill market.



	20 MILE RADIUS
Annual Population Growth Rate	0.6%
Local Households	1,115,141
Labor Force	1,616,682
Median Household Income	\$103,978
Median Age	37.1
Average Household Size	2.46
Median Home Value	\$639,973
Blue Collar Employment	263,519
Unemployment Rate	3.5%
Bachelor's Degree or Higher	50.7%



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