



**3601-3615
BRIGHTON BLVD.**
DENVER, COLORADO



8,574 SF Building on 18,750 SF Site
Corner Development Site on Brighton Blvd.
Zoned I-MX-8 (Within 16-story Overlay Zone)





3601-3615 BRIGHTON BLVD.

DENVER, COLORADO

RiNo REDEVELOPMENT OPPORTUNITY

TABLE OF CONTENTS

PROPERTY OVERVIEW	3
EXECUTIVE SUMMARY.....	3
AERIALS.....	4 - 5
BUILDING HIGHLIGHTS.....	6
PROPERTY PHOTOS	7
SITE PLAN.....	8
FLOOR PLAN	9
NEIGHBORING DEVELOPMENTS	10

PROPERTY OVERVIEW

3601-3615 Brighton Blvd., Denver CO is a 8,574 SF industrial building on a 18,750 SF corner site in the heart of RiNo fronting on Brighton Blvd., the main access road into Down Town Denver. The property well known to many locals as the Paul's Grinding building has been a staple in the River North district for decades.

RiNo (River North), is Denver's hottest and most talked about neighborhood. The area, which was previously known for gritty, functionally obsolete industrial and factory buildings, has been transformed into a mixed-use area with more than 2,198 SF multifamily units, 988,576 SF of complete new office space, and 150 hotel rooms. These numbers are only growing as office lease rates reach into the

\$35-\$38/SF NNN range and vacancy rates remain very controlled by steady absorption. In addition to the successful leasing of new office space there are roughly 100 restaurants, breweries, and food halls for tenants, area residents and neighborhood visitors to choose from. Along with being in the RiNo Neighborhood the site is walking distance to the 38th & Blake Light Rail Station, which serves Union Station to DIA making the location prime for development. Other nearby attributes that are also within walking distance include the Platt River, The Source, Coors Field, and the up and coming revamp of the National Western Stock Show campus.

EXECUTIVE SUMMARY

PROPERTY ADDRESS:

3601-3615 Brighton Boulevard
Denver, CO 80216

SITE SIZE:

18,750 SF
Corner Lot

SALE PRICE:

\$5,156,250.00

**EXISTING BUILDING
SQUARE FOOTAGE:**

8,574 SF

ZONING:

I-MX-8, UO-2
16 stories possible



The property is well located at a main access point into Denver's hottest neighborhood - the River North Arts District

AERIAL



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**TOTAL SITE:
18,750 SF**

RIVER NORTH ARTS DISTRICT

**38TH /
BLAKE STREET
STATION**



S PLATTE RIVER

BRIGHTON BLVD

38TH ST

36TH ST

E 40TH AVE

N WILLIAMS ST

E 38TH AVE

N DOWNING ST

BLAKE ST

WALNUT ST

LARIMER ST

MARTIN LUTHER KING BLVD



AERIAL



DELGANY ST

BRIGHTON BLVD

WYNKOOP ST

36TH ST

3601-3615
BRIGHTON BLVD.
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TOTAL SITE:
18,750 SF

BUILDING:
8,574 SF



PROPERTY HIGHLIGHTS

8,574 SF Building

Taxes: \$63,493.54 (2019)

18,750 SF Site

Corner Lot

I-MX-8, UO-2 Zoning (located in the 16-story overlay)

Several Existing Windows

YOC: 1954 / 1972

Fenced Yard or Parking Area

10 Drive-In Doors, 1 Dock-High Door

Frontage on Brighton Boulevard

Two Water Taps: 3/4" and 2"

Central RiNo Location

Floor Drains and Two (2) Sand Traps

Walking Distance to Light Rail

Heavy 3-Phase Power

Minutes from Downtown Denver



3601-3615

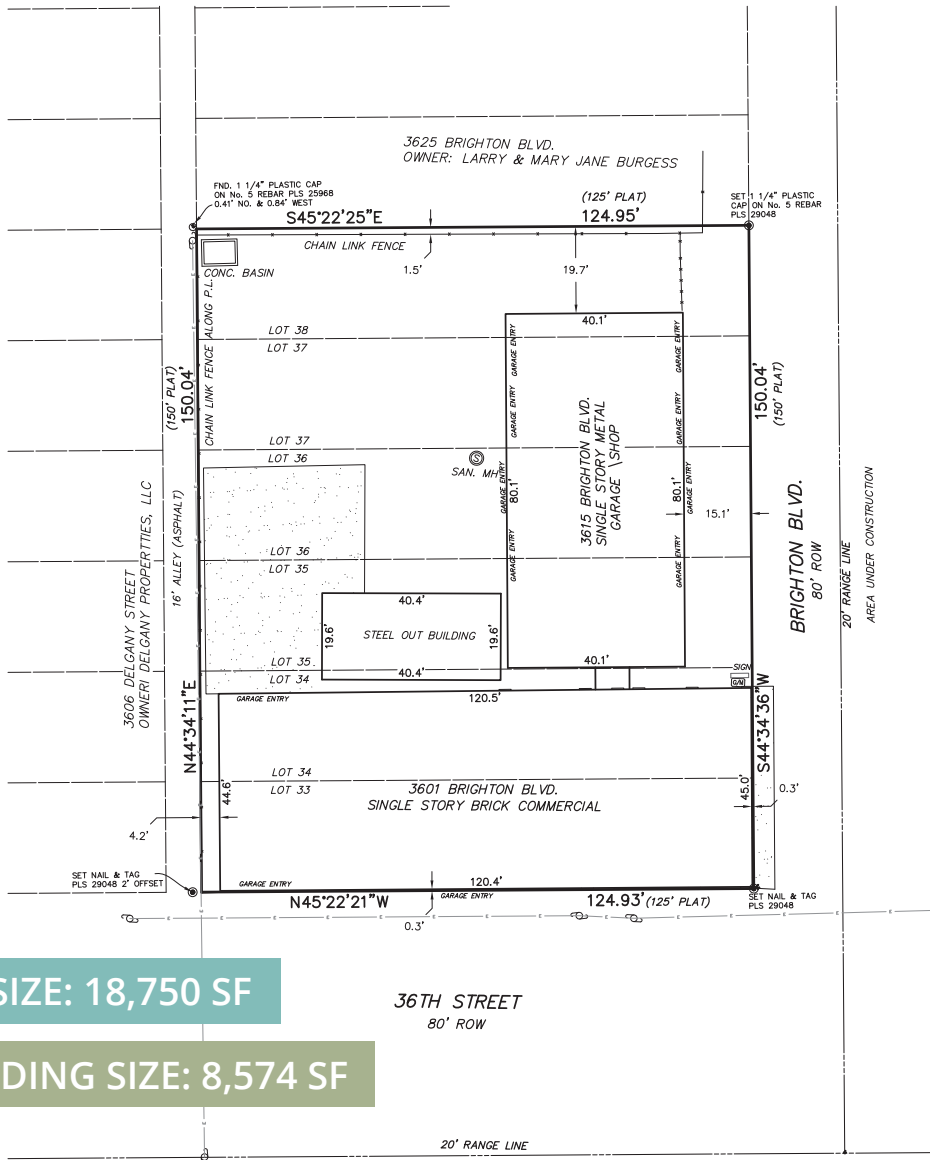
BRIGHTON BLVD.
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RiNo REDEVELOPMENT OPPORTUNITY | FOR SALE

PROPERTY PHOTOS

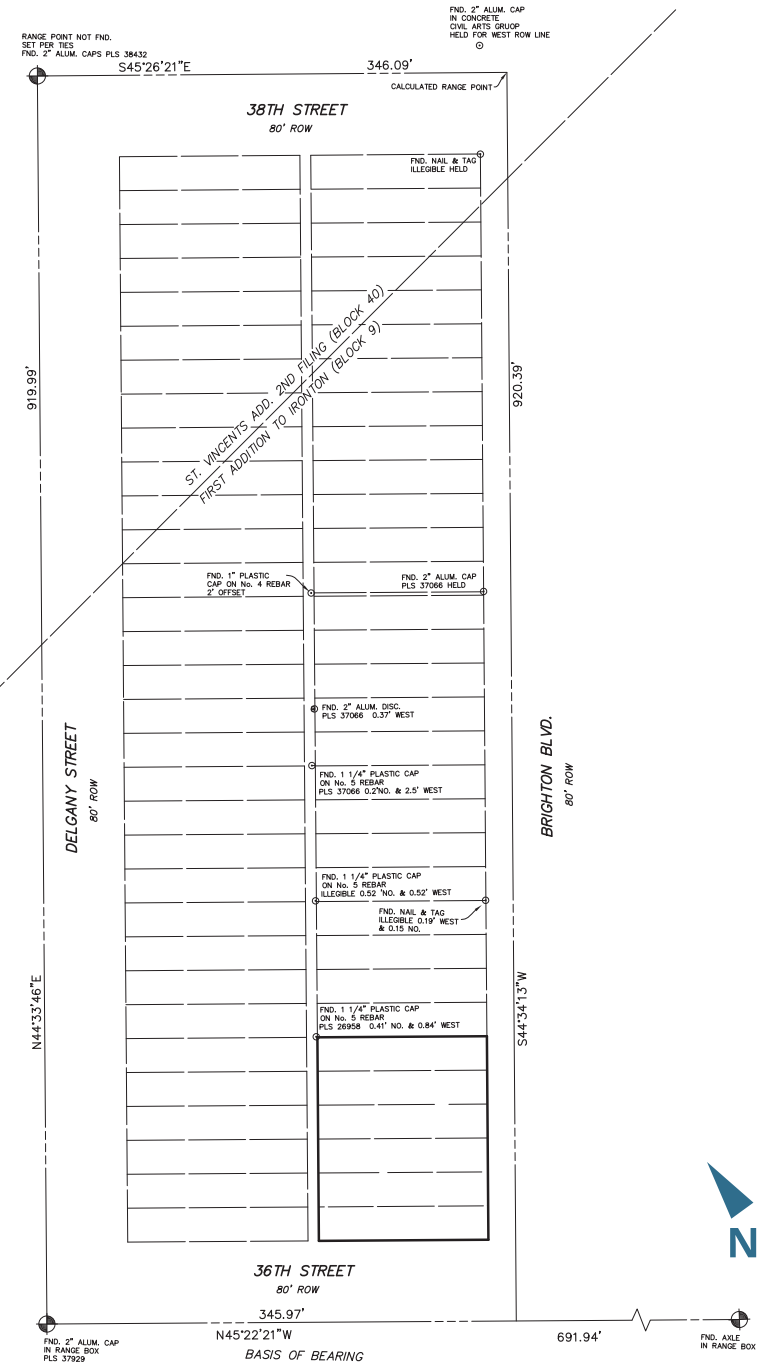


PROPERTY SURVEY

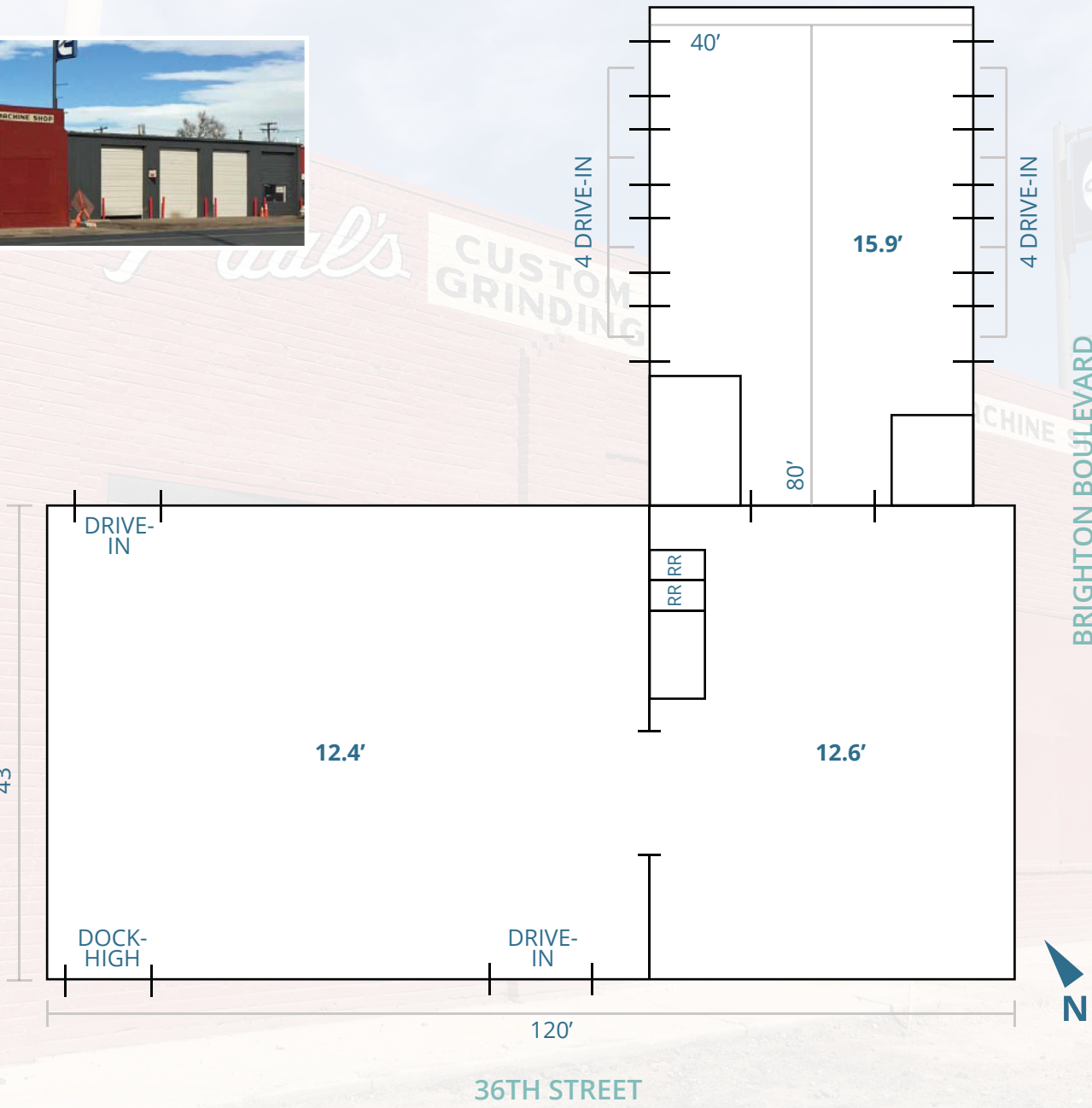


SITE SIZE: 18,750 SF

BUILDING SIZE: 8,574 SF



FLOOR PLAN



NEIGHBORING DEVELOPMENTS

4242 WYNKOOP STREET - The Mission Ballroom is a state of the art concert venue that opened in summer of 2019 being operated by AEG Presents. The 60,000 SF event hall is RiNo's most talked about development to date and likely will remain one of the areas major drivers for visitors. While the building is a premiere concert facility it can be made available for weddings, corporate events, trade shows and other private events.

3600 BRIGHTON BLVD. - Rev360 is a 5-story 150,000 SF office retail project directly across the street from 3601-3615 Brighton Blvd., Denver, CO that is already 50% leased with an estimated 3rd quarter 2020 building completion. The makeup of the building is 130,000 SF of office and 20,000 SF of retail space. The parking ratio for the project is 8;1,000 (structured parking). Other building highlights include 30,000 SF floor plates, balconies on each floor and the building will be LEED Certified. Hasledon Construction is the contractor.

3350 BRIGHTON BLVD. - The Source is a staple in the RiNo market as well as one of the first projects to exist in the direct area. The Source is a re-purposed 1880's brick foundry building converted into a market hall that offers multiple restaurants, bars, and retailers all under one roof with a central open area to sit and enjoy.

3330 BRIGHTON BLVD. - The Source Hotel, which is an addition to the Source Market Hall, is a further expansion on the independent retail, restrung and café experience from The Source with an addition of 100 design forward hotel rooms. The Hotel building is a new structure standing 5 stories tall offering secure parking in the garage and easy access to the RiNo sub-market.

3513 BRIGHTON BLVD. - Catalyst HTI is a 7-story 190,000 SF office project with ground floor retail geared towards the Health Care industry. The building, which was completed in July of 2018, has been a major success and truly is one of a kind.

OTHER PROJECTS IN THE IMMEDIATE AREA:

North Wynkoop - 4120 Brighton Blvd. (15-acre redevelopment)

Natural Grocers - 3757 Brighton Blvd.

Collegiate Peak Banks - 3655 Brighton Blvd.

Industry - 3001 Brighton Blvd. (Co-working office space)

Dylan Apartments - 3201 Brighton Blvd.

Edison at RiNo - 3063 Brighton Blvd.



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