

23,563 sf of Prime Warehouse Space Available For Lease | 2501 Welton Street

Since early 1890s, Welton Street cultural district still continues to make history today!

2501 Welton Street, Denver, Colorado 80205

Competitive Lease rate:
\$17 psf NNN



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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell

www.weststarcommercial.com

2501 Welton Street

2501 Welton Street is recently offering an opportunity that offers greatest possibilities. Now available for lease is a 23,563 square foot prime industrial warehouse that sits on the corner of Welton and 25th streets in lower north central Denver in the heart of Five Points Historic Cultural District, formerly Welton Street Cultural Historic District, where new retail, entertainment and hospitality developments are in rapid and dramatic growth, spreading throughout this area as well as the popular RiNo neighborhoods.

Property & Area Highlights

- ▶ **Competitive lease rate:** \$17 psf NNN
- ▶ Large windows for natural light
- ▶ Warehouse power in place: 480 volts
- ▶ Adjacent to 25th & Welton light rail stop
- ▶ Huge level of apartments in Five Points and RiNo
- ▶ Rapid dramatic growth occurring in surrounding areas
- ▶ 5 Dock High 8x10 Doors and 4 Drive in 14x14 Doors
- ▶ Onsite covered parking and free off-site street parking
- ▶ Warehouse facility is climate controlled

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Welton St: History in the Making

*The arrival of the railroad in 1870 and Colorado statehood six years later brought increased economic activity and population growth to Denver. A decade later, **Welton Street was born.***

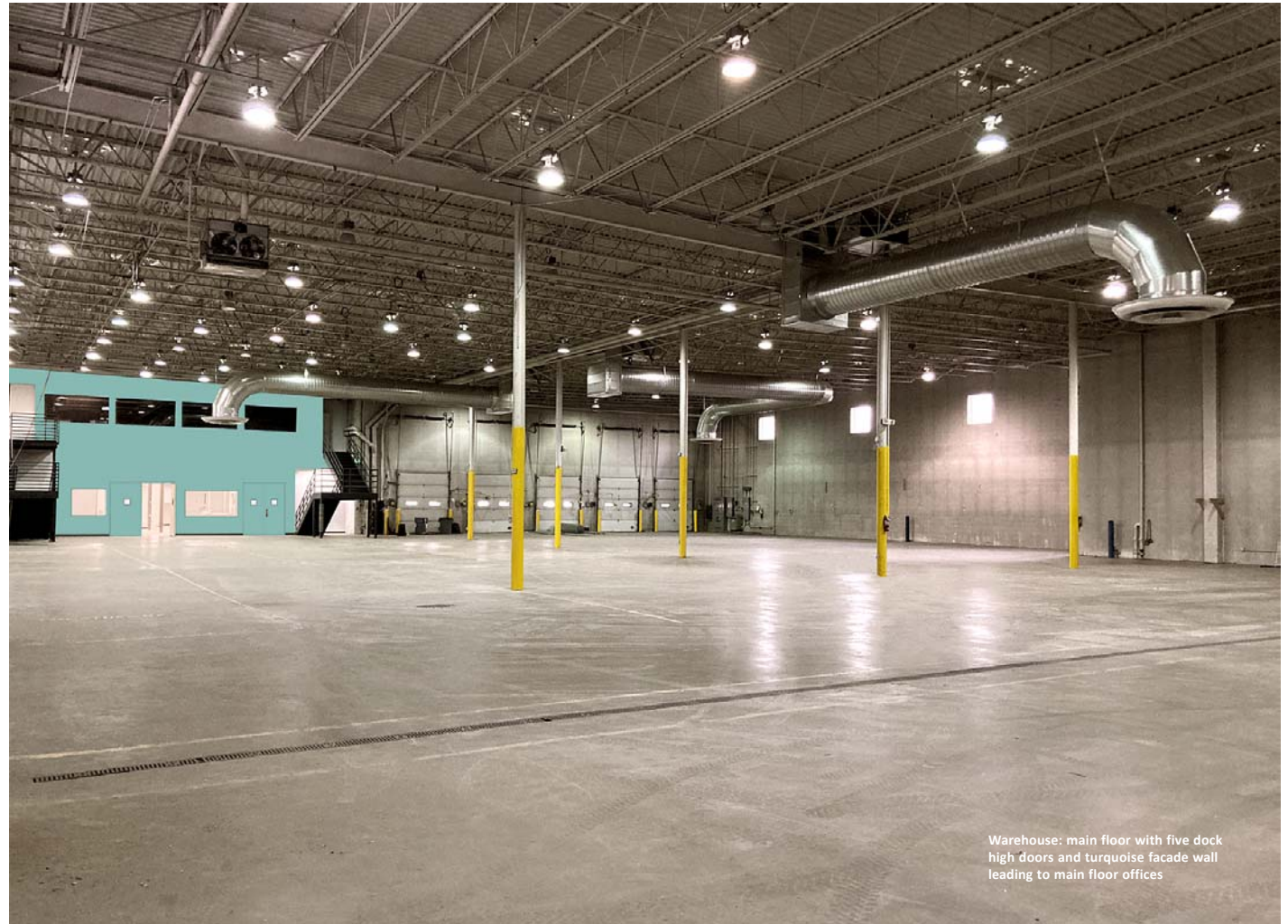
At **2501 Welton Street**, an opportunity has most recently opened **for Lease**. A large 23,563 square feet of prime warehouse space and offices are now available on the corner of 25th and Welton Streets near downtown Denver and other popular areas that are coming back to life by leaps and bounds.

Welton Street has been a part of Denver history when it first came into existence in the early part of the 1890s as first a residential area, soon after transitioning into a commercial corridor that is continuing to further expand its reach in the commercial sectors.

Originally named Welton Street Cultural Historic District, renamed in 2015 as Five Points Historic Cultural District as a request by the community to the board of Denver Community Planning and Development, this area is once again in a state of enormous change.

Forging ahead, this historic cultural district as well as the popular surrounding RiNo district area neighborhoods are exploding with activity from new development of highrise apartment buildings, restaurants, retail, art galleries, entertainment, and hospitality ventures.

2501 Welton Street can be a part of this expansion. Please don't hesitate to **give one of our brokers a call for more information.**



Warehouse: main floor with five dock high doors and turquoise facade wall leading to main floor offices

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2501WLTN - 011424

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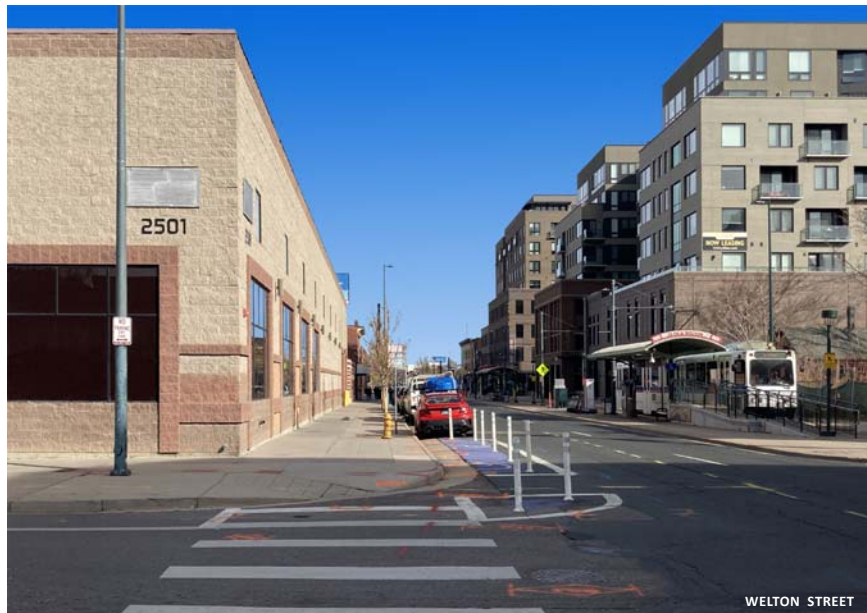
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Market Overview - Explosive Growth

2501 Welton Street is situated in a relatively strong location where in nearby areas and surrounding cultural districts, expansion of commercial developments has shown a steady rise from its historic beginnings through today's rapid and dramatic growth, not seen in past years.

In the 1990s, the city of Denver invested redevelopment money into Five Points to attract business. In 1994, the first light-rail line in Denver (now known as the D Line) opened along Welton Street, and in 1995, Coors Field opened at the corner of 20th and Blake Streets on the boundary between LoDo and Five Points. These projects and others like them helped drive development northeast from LoDo into Ballpark, River North (later becoming known as RiNo or River North Art District), Curtis Park, and other parts of the larger Five Points neighborhood.

History is on the move yet again for this historic district of the Five Points community. Many more hundreds of millions of dollars are privately being poured into this cultural district and surrounding area neighborhoods in further commercial revitalization of older historic buildings along with a large amount of newer development projects. A few examples of many follows.

Near **2501 Welton Street** is The Hooper, a revitalized multi-story mixed-use transit-oriented development at 2600 Welton Street. Also, at 2650 Welton Street is an historic 107-year old building in Denver's Five Points area, The Rossonian Hotel which once was known as one of the most famous jazz clubs in the west, is in the process to be revitalized and reopened as a boutique hotel in all its glory of the Rossonian story.

Directly across the street from the **2501 Welton Street property currently for lease** is the 2590 Welton Street \$50 million Lydian, an eight-story 129 for-rent apartment high-rise complex with 15,000 square feet of office space and close to 10,000 square feet of retail. It is ideally located in Denver's up-and-coming Five Points neighborhood with the convenience of the 25th & Welton light-rail station stop just steps from the building's entrance.

Similarly, the surrounding areas and further north toward the well-known RiNo neighborhoods, developments are on the rise as well. One such project, a 60,000 square foot music hall in North RiNo, dubbed The Mission Ballroom, is a state-of-the-art music venue located at 40th and 43rd Streets along Brighton Blvd.

A second development in the RiNo area, One River North, located at 3930 Blake Street slated to be completed by late 2023 by Saunders' construction, entails the building of high-rise, luxury for-rent residences with ground floor retail. The unique architectural design is to feature a carved out, four-story core comprising over 13,000 square feet of water elements and landscaping, of which this 343,000 square foot building will also include three levels of underground parking, 187 residential units, 9,000 square feet of retail space, and a pool with waterfall.

The Five Points and RiNo Districts are still currently in an expansion phase. **2501 Welton Street** is in a prime location for joining in either the commercial retail or industrial markets to add to the dynamics of these areas. It is astonishing how rapidly the growth in these areas have been, and continues to do so.



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Opportunity awaits . . .

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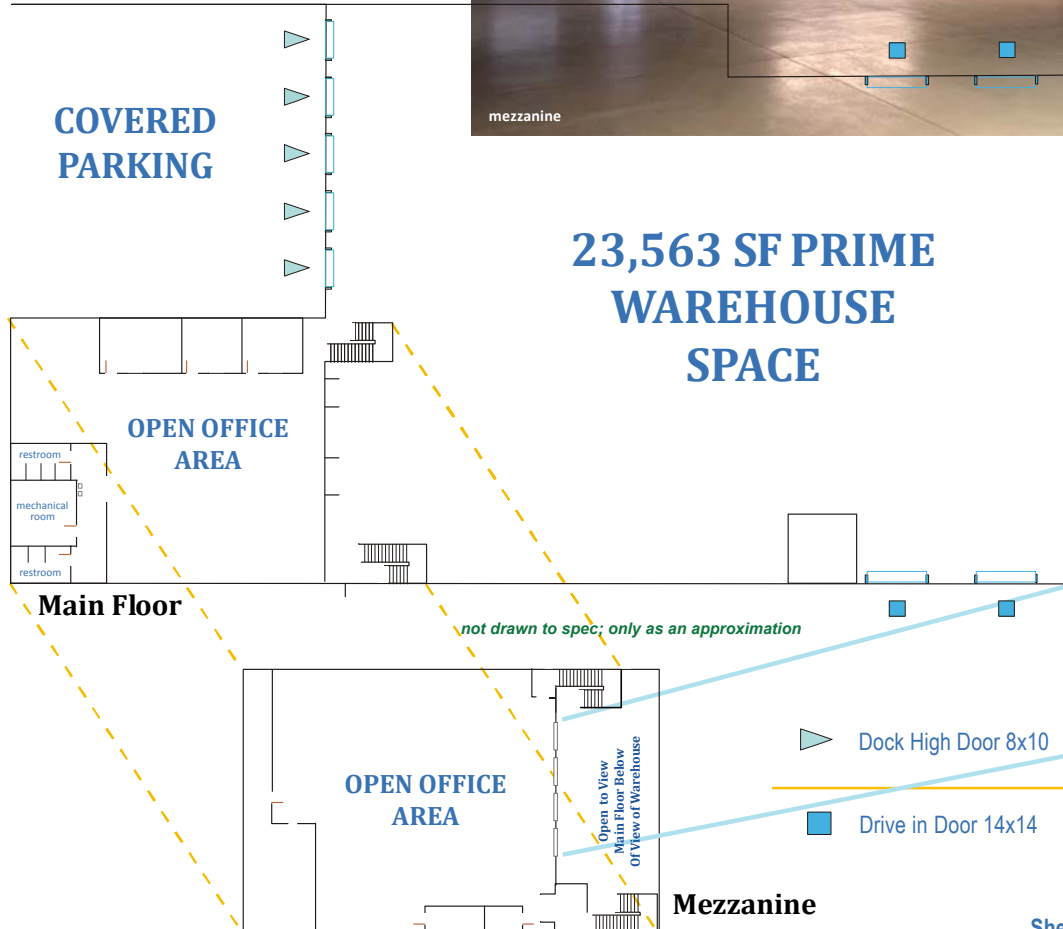
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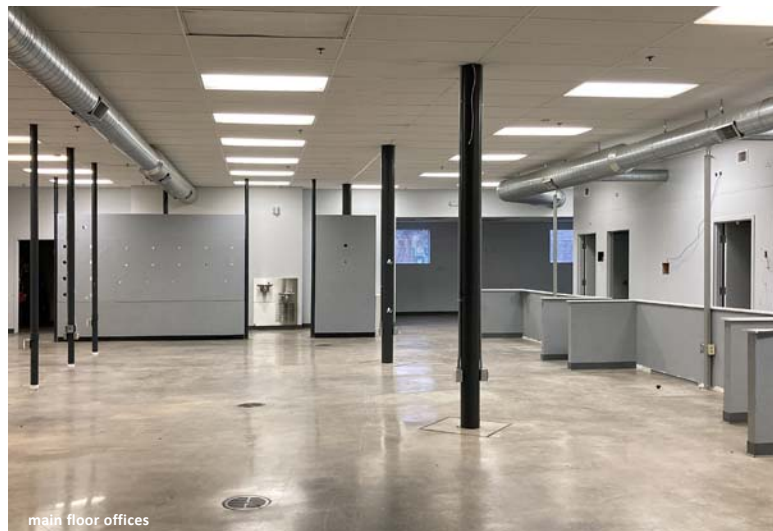
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covered parking and five dock high doors



main floor warehouse leading to offices



main floor offices

Demographics (based on 2023 figures)

Population (2023)	1 mi	3 mi
2023 Estimate	43,025	230,406
2028 Projection	44,055	232,317
Median Age	37.2	36.9
B.A. or Higher	54%	55%
Population by Race (2023)		
White	33,805	191,652
Black	5,523	20,279
Asian	1,349	6,111
Hispanic Origin	7,322	59,211
Households (2023)		
2023 Households	24,802	119,739
Owner Occupied Households	6,649	44,214
Renter Occupied Households	18,835	76,520
Income (2023)		
Average HH Income	\$101,738	\$106,367
< \$25,000	5,202	22,535
\$50,000-\$75,000	3,829	18,061
\$75,000-\$100,000	2,391	12,988
\$150,000-\$200,000	2,367	10,520
\$200,000+	2,678	15,896
Avg HH Spending (2023)		
Apparel	\$1,427	\$1,521
Entertainment	\$4,461	\$4,726
Food & Alcohol	\$8,394	\$8,823
Household	\$5,013	\$5,463
Transportation	\$6,895	\$7,399

Source: CoStar Group (01/14/2024)

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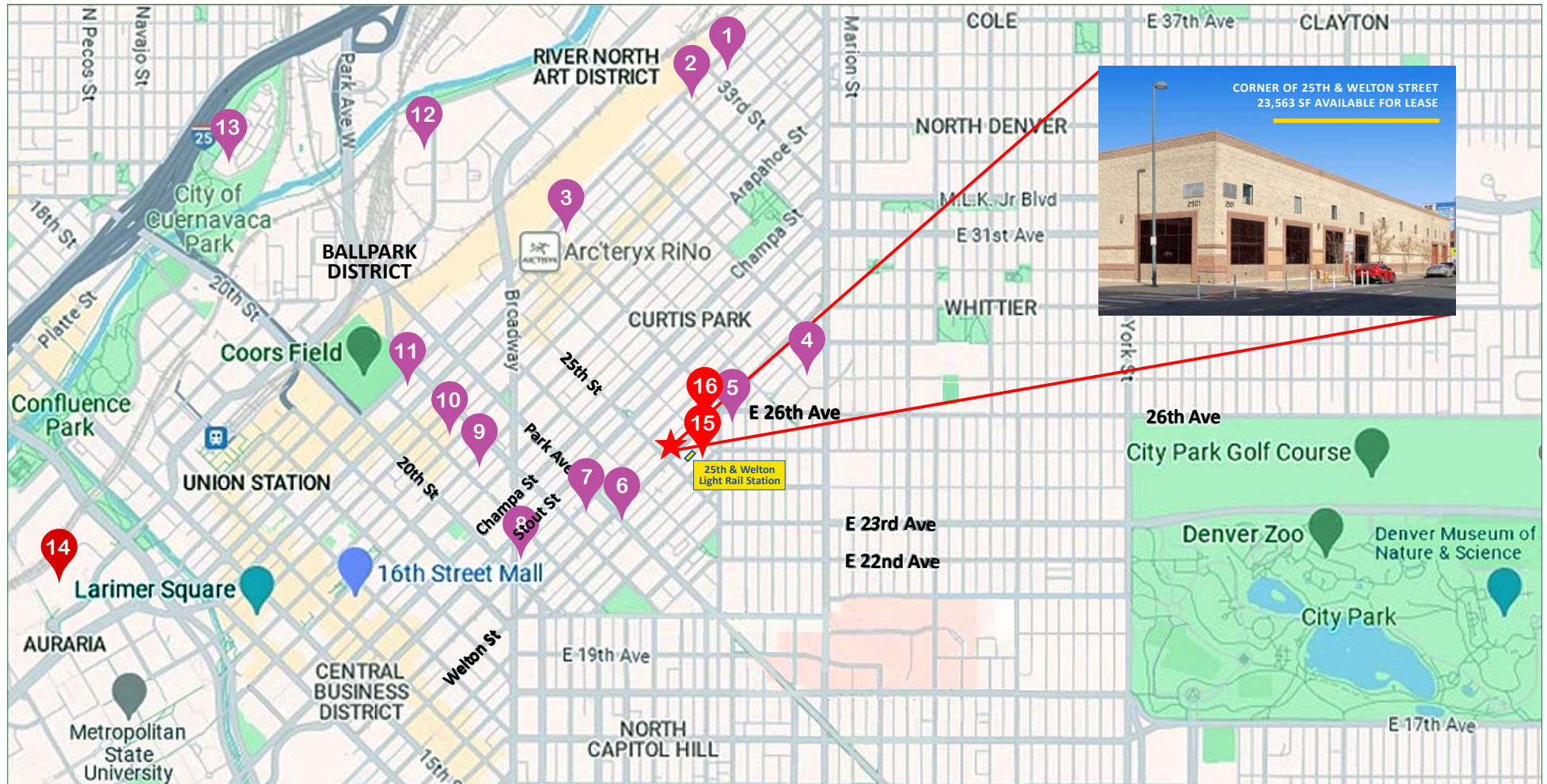
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items noted throughout aerial are only an approximation of where each property resides

2501 Welton Street - brief summary

Since the beginnings when Welton Street first came into existence through the current explosion of rapid growth in the surrounding areas, both in the Five Points and RiNo Districts, it has shown evidence of a resilience throughout the decades to not only survive but thrive. 2501 Welton Street thus would appear to have a relatively sound footing in whichever direction it would explore, but greatest potential, according to current demographics, that recently points toward considering a business venture that operates in the entertainment, sports, and/or hospitality industries. With all the apartments in the vicinity reaching capacity and with high average household incomes, a venue that caters to these stats could be promising.

Apartments in Area

- 01 Larimer 35 Apartments
- 02 Fire Clay Lofts
- 03 Hartley Flats
- 04 Flats on 29th
- 05 The Point Apartments
- 06 Arapahoe Square Apartments

- 07 Points Apartment
- 08 20th Street Station Apartments
- 09 X Denver Five Points
- 10 Point 21 Apartments
- 11 The Battery on Blake Streets
- 12 Kasa RiNo Denver
- 13 Westend Apartments

Venues

- 14 Ball Arena
- 15 Welton Room
- 16 The Roxy Denver

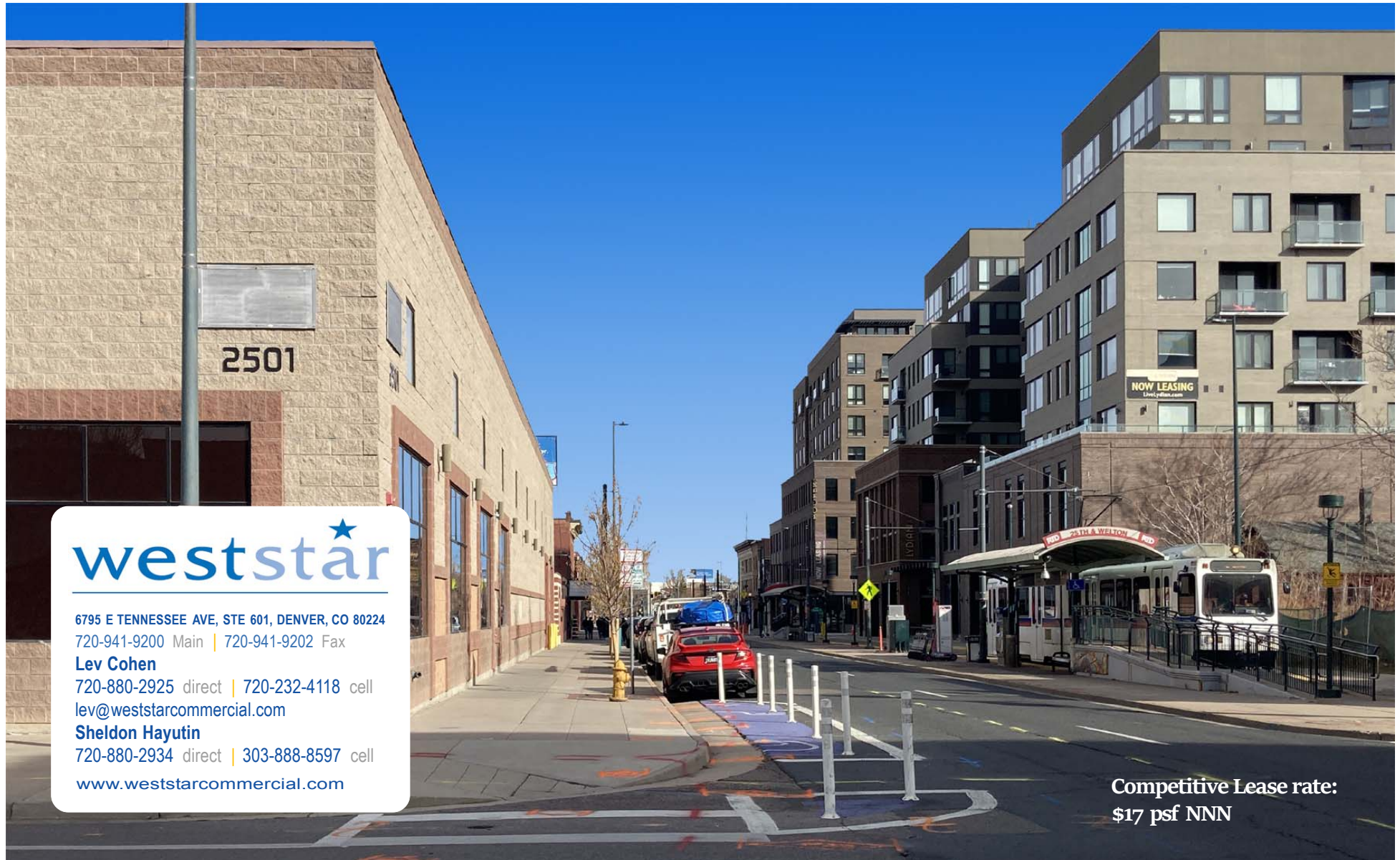
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