

SITUATED FOR ACCESS. POSITIONED FOR VISIBILITY. DESIGNED FOR SUCCESS.



±25,000 SF - ±120,000 SF AVAILABLE
Class A Industrial in the Heart of Central Denver

ELECTRONIC BILLBOARD

±225,000 CARS PER DAY



TO I-25 SOUTH

TO I-25 NORTH

E. 58TH AVE

WASHINGTON ST



Scan or Click Here
to See Our Video



PivotDenverIndustrial.com

DOWNTOWN DENVER

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

ELECTRONIC BILLBOARD

- BUILDING 1**
525 E. 58TH AVENUE
- BUILDING 2**
453 E. 58TH AVENUE
- BUILDING 3**
5925 WASHINGTON STREET
- BUILDING 4**
5945 WASHINGTON STREET

WASHINGTON ST

E. 58TH AVE



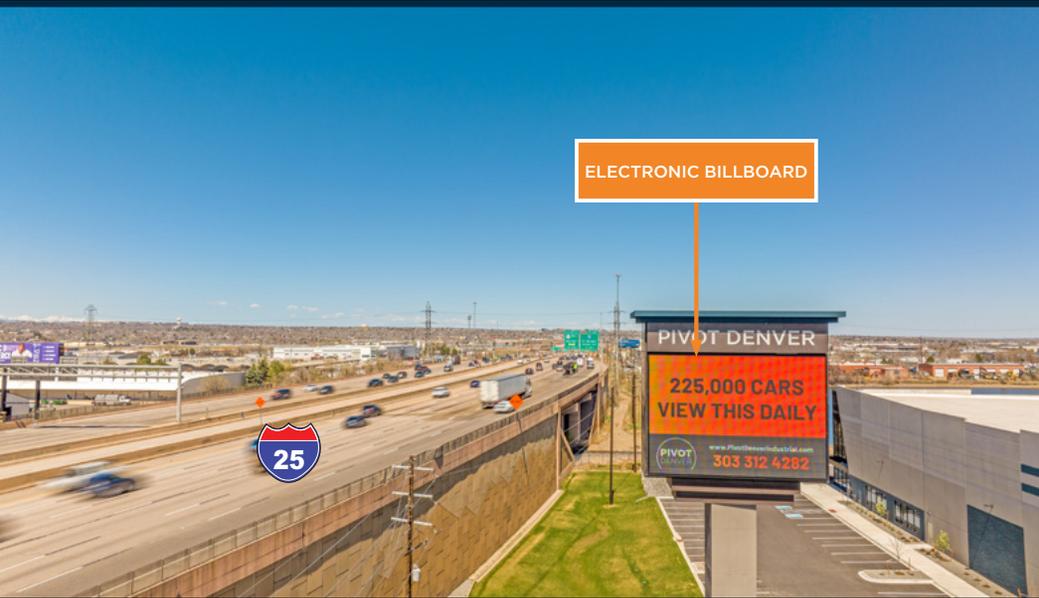
±225,000 CARS PER DAY

Pivot Denver is your last opportunity to locate your company at the best industrial site available in Central Denver. Just 5 minutes north of Downtown and conveniently located in an Enterprise Zone and an Opportunity Zone, the speculative industrial buildings at Pivot Denver boast unmatched access, visibility, and signage.

Positioned in the vibrant and strong Central Denver submarket where virtually every land site is spoken for, Pivot Denver gives business a rare combination of convenience and competitive advantage.



DEVELOPMENT HIGHLIGHTS



View from I-25



E. 58th Avenue Entrance with signaled entry and monument signage



Washington Street entrance with monument signage



View looking to Downtown Denver



EXPERIENCED DEVELOPER



The property is owned by Westfield Company, Inc., a premier developer based in Denver, with a long history of redeveloping iconic locations. Westfield has completed over 5 million square feet of built-to-suits, office, industrial, multi-family, and mixed-use projects.



UNPARALLELED ACCESS

Pivot Denver offers unparalleled access to the entire Denver metro area with access to I-25, I-70 and I-76 in under 3 minutes!



EXCEPTIONAL VISIBILITY

Visibility on three sides, including from I-25, along with an electronic billboard.



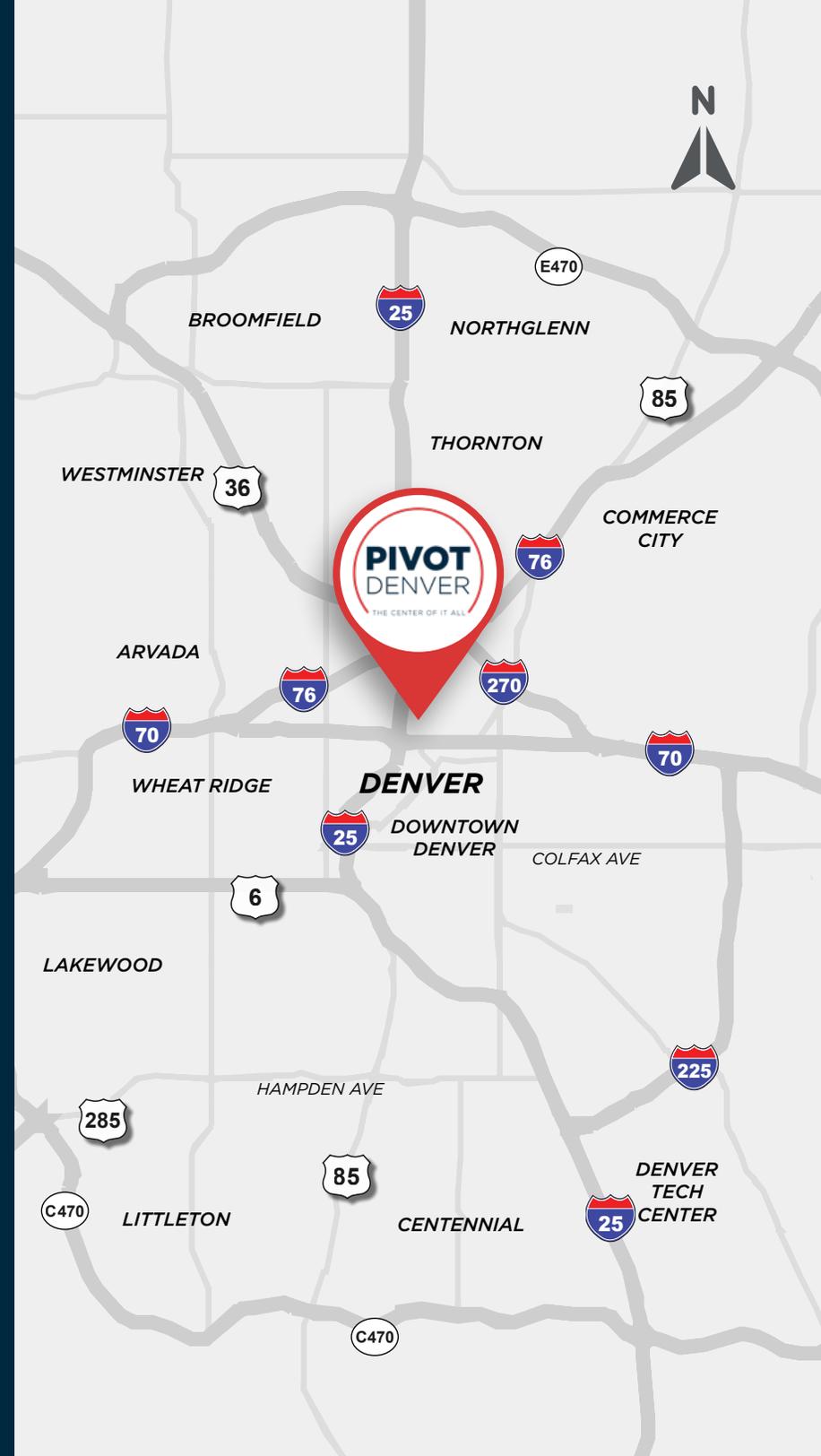
DENVER ADDRESS WITH TAX ADVANTAGE

Unincorporated Adams County location provides an advantageous sales tax of 4.75% - that's more than 4% tax savings than Denver!



ENTERPRISE ZONE LOCATION

The economic incentives and tax credits offered in an Enterprise Zone promote a business-friendly environment - learn more [HERE](#).





INCENTIVES

This Industrial site is located within an Enterprise Zone, which offers economic incentives for tenants. The Enterprise Zone Program was created to promote a business-friendly environment in economically distressed areas by offering state income tax credits.

Learn more at:

<https://choosecolorado.com/doing-business/incentives-financing/ez/>

| BUSINESS INCOME TAX CREDITS | CREDIT AMOUNT |
|--|--|
| Investment Tax Credit (ITC) | 3% of equipment purchases |
| Job Training Tax Credit | 12% of eligible job-training costs |
| New Employee Credit | \$1,100 per new job |
| Employer Sponsored Health Insurance Credit | \$1,000 per insured job |
| Research and Development Tax Credit | Up to 3% of increased R&D expenditures |
| Vacant Building Rehabilitation Tax Credit | 25% of rehabilitation cost, up to \$50,000 |
| Commercial Vehicle Investment Tax Credit | Up to 1.5% |

Source: CO Office of Economic Development

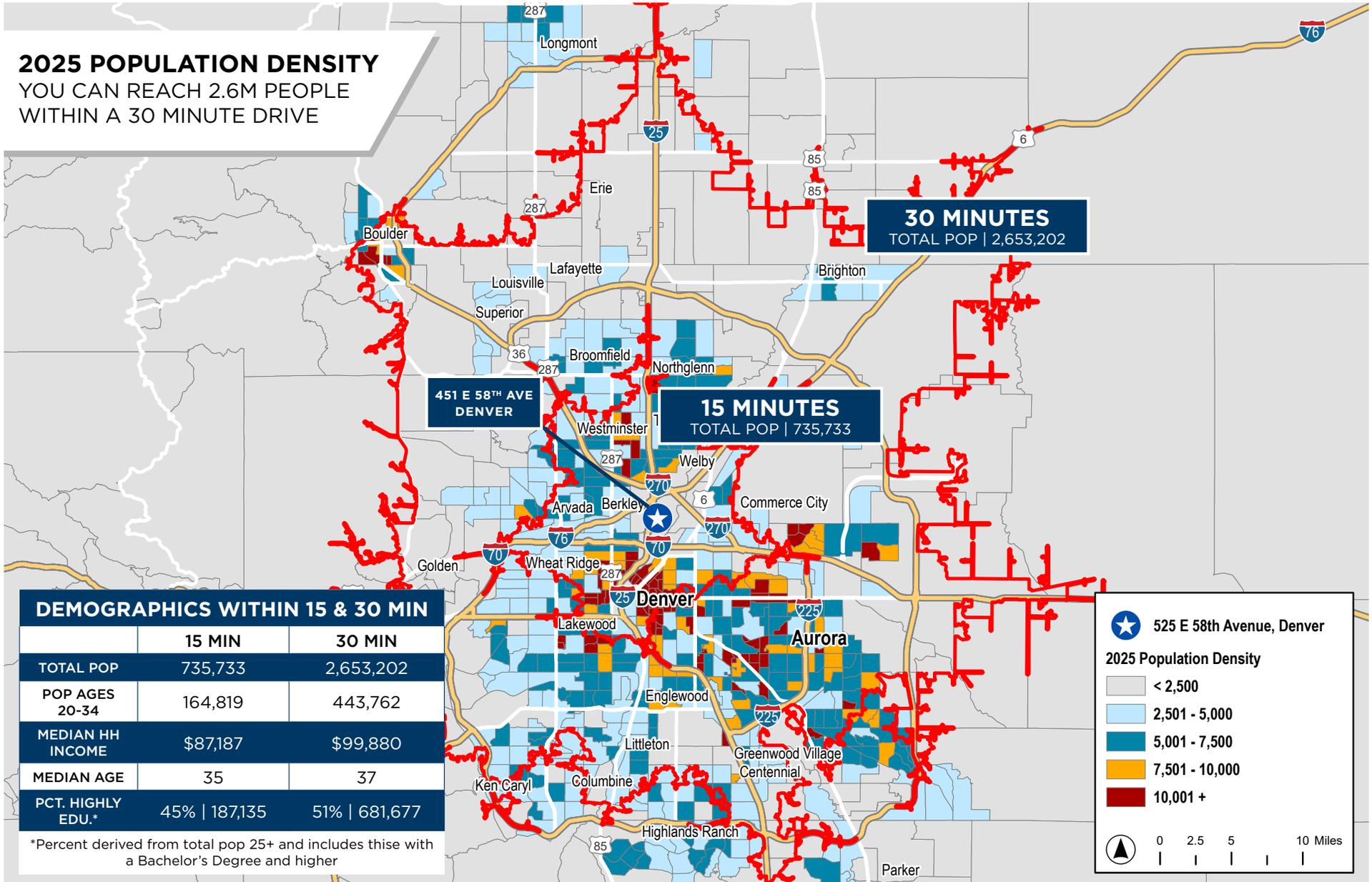
SALES TAX SAVINGS

Pivot Denver is located in Unincorporated Adams County which has a 4.75% Sales Tax. This is 50% less than the average metro area sales tax rate, making the Property ideal for wholesalers and retailers.

UTILITES

- Denver Water
- Xcel Energy
- Comcast & CenturyLink

2025 POPULATION DENSITY
YOU CAN REACH 2.6M PEOPLE
WITHIN A 30 MINUTE DRIVE



30 MINUTES
TOTAL POP | 2,653,202

15 MINUTES
TOTAL POP | 735,733

**451 E 58TH AVE
DENVER**

DEMOGRAPHICS WITHIN 15 & 30 MIN

| | 15 MIN | 30 MIN |
|-------------------|---------------|---------------|
| TOTAL POP | 735,733 | 2,653,202 |
| POP AGES 20-34 | 164,819 | 443,762 |
| MEDIAN HH INCOME | \$87,187 | \$99,880 |
| MEDIAN AGE | 35 | 37 |
| PCT. HIGHLY EDU.* | 45% 187,135 | 51% 681,677 |

*Percent derived from total pop 25+ and includes those with a Bachelor's Degree and higher

525 E 58th Avenue, Denver

2025 Population Density

- < 2,500
- 2,501 - 5,000
- 5,001 - 7,500
- 7,501 - 10,000
- 10,001 +

0 2.5 5 10 Miles



DEMOGRAPHICS AND LOCATION

Demographics

| | 3 Mile | 5 Miles | 7 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 98,253 | 412,341 | 777,364 |
| Households | 39,161 | 187,175 | 343,214 |
| Average HH Income | \$124,272 | \$135,588 | \$137,680 |
| Daytime Population | 70,495 | 326,687 | 500,301 |
| Total Businesses | 5,078 | 21,602 | 35,886 |

UPTOWN

DOWNTOWN DENVER

LODO

LOHI

GLOBEVILLE



SOUTH PLATTE TRADING CO

MATTRESS FIRM



E. 58TH AVE

EXIT 215

30,271 GPD

16,231 GPD

WASHINGTON ST

DENVER Flooring & Finishes

~225,000 CARS PER DAY



ELECTRONIC BILLBOARD





**5925 & 5945 WASHINGTON ST.
453 & 525 EAST 58TH AVE.**

PivotDenverIndustrial.com

INTERESTED TO LEARN MORE? LET'S CONNECT!

TYLER SMITH, CCIM, SIOR
+1 303 312 4296
t.smith@cushwake.com

AARON VALDEZ, SIOR
+1 303 819 7333
aaron.valdez@cushwake.com

ALEC RHODES, SIOR
+1 303 312 4282
alec.rhodes@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-02.3.2026