



# MMJ Infused - Available for Lease

3925 N. Oneida St | Denver, CO 80207

## Property Overview:

**Building Size:** 3,703 SF  
**Lease Rate:** Call Broker  
**Year Built:** 1965

- Available January 2022
- Easy Access to I-70 off Smith Road
- Multiple Uses Allowed under zoning
- Zoned for multiple uses including MMJ Infused Products (Grandfathered in since 2010)
- Walk-In Cooler, Security and Storage Area in place

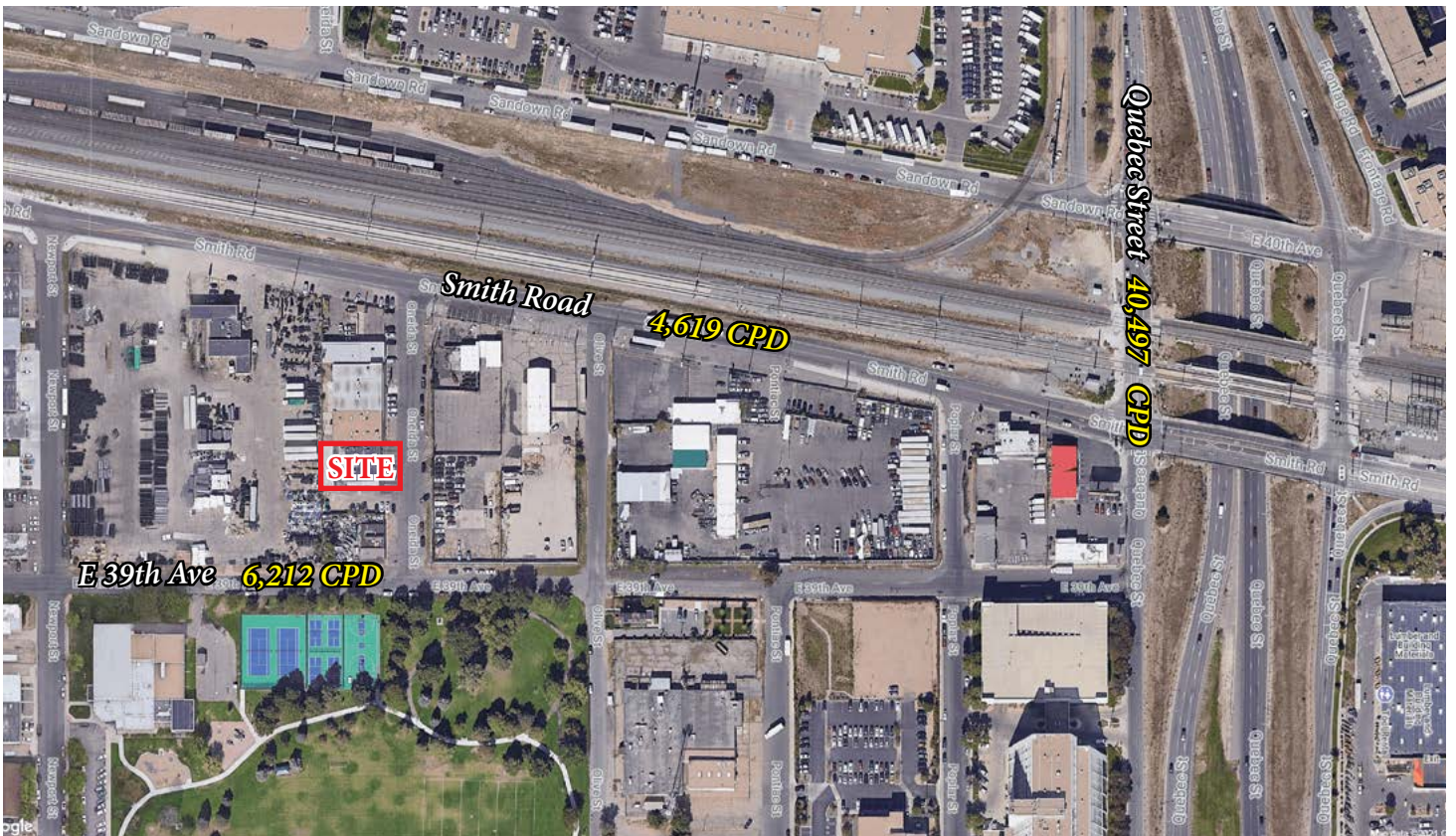


**Contact**  
**Sarah Sparks**  
Associate Broker  
720.278.0542  
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## Amenities

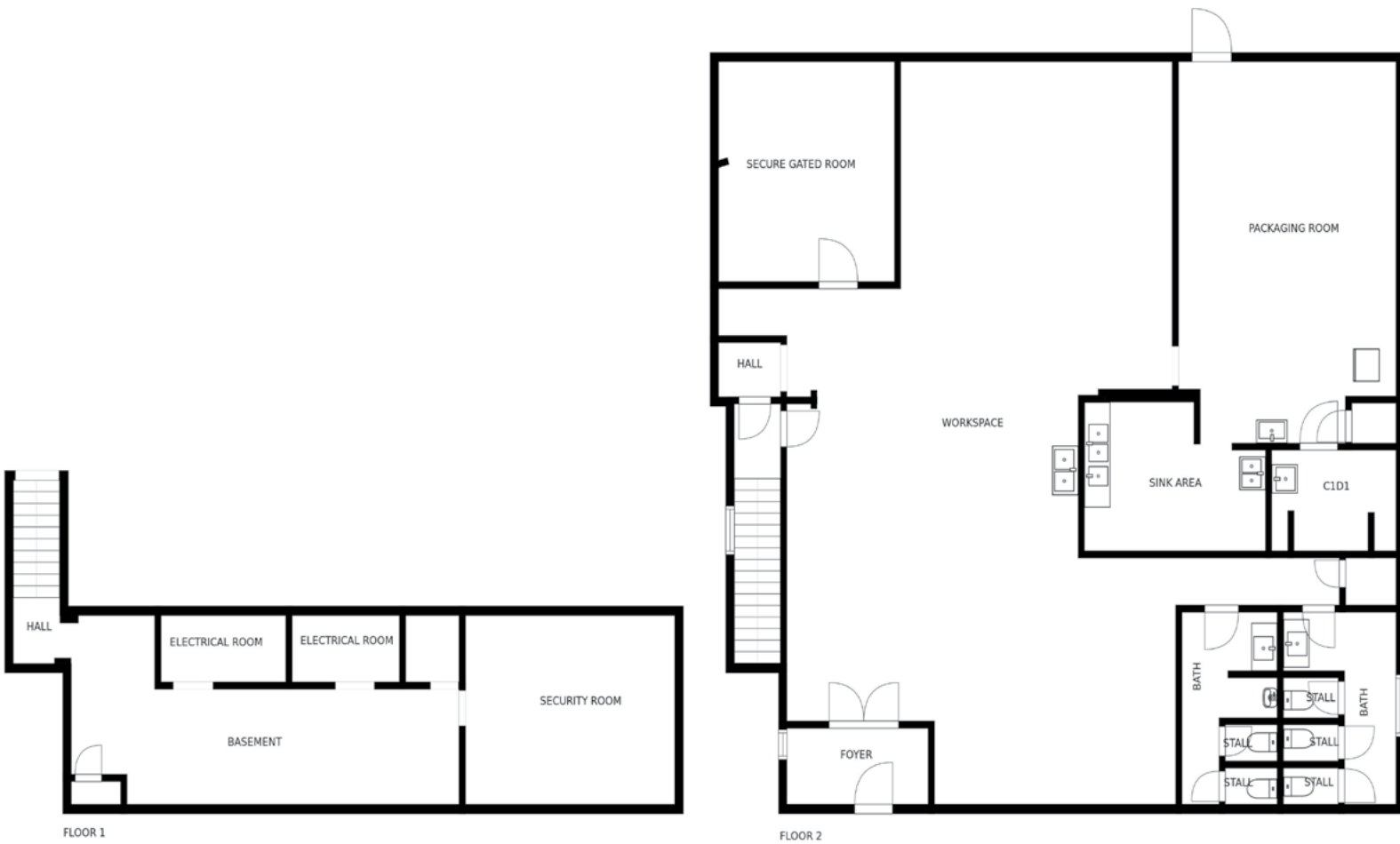
- 3,703 SF
- Year Built: 1965; Updated paint, flooring and bathrooms 2019
- Single Tenancy
- 9 Free Surface Parking Spaces
- .18 Acres (7,841 SF)
- Zoning: I-MX-5
- Pylon Signage

[Click Here for Photos](#)



# Floorplan

3925 Oneida Street, Denver, CO 80207 - All Floors



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**MMJ Infused**

## MARIJUANA PRODUCTS MANUFACTURERS

- ❑ Marijuana Infused Products Manufacturer (MIPS) are the commercial kitchens that are making marijuana edibles like brownies, candy bars, drinks
- ❑ Both Denver's retail and medical MJ licensing codes allow licensing for MIPS on any zone lot where **"food preparation and sales"** or **"manufacturing, general"** are permitted under the zoning code
- ❑ Over the past 18 months, Denver has re-assessed the appropriate location of *large extraction facilities...*
- ❑ Now, if the square footage of the solvent-based extraction area is 3000 sf or greater, the MIP must be located in a **manufacturing, heavy** zone district



\*information from: "Marijuana in the Mile High City" - denvergov.org

This property zoning is grandfathered in for manufacturing of Marijuana Infused Products. This location does not include the separate license or permits that may be needed to manufacture. More information can be found by visiting:

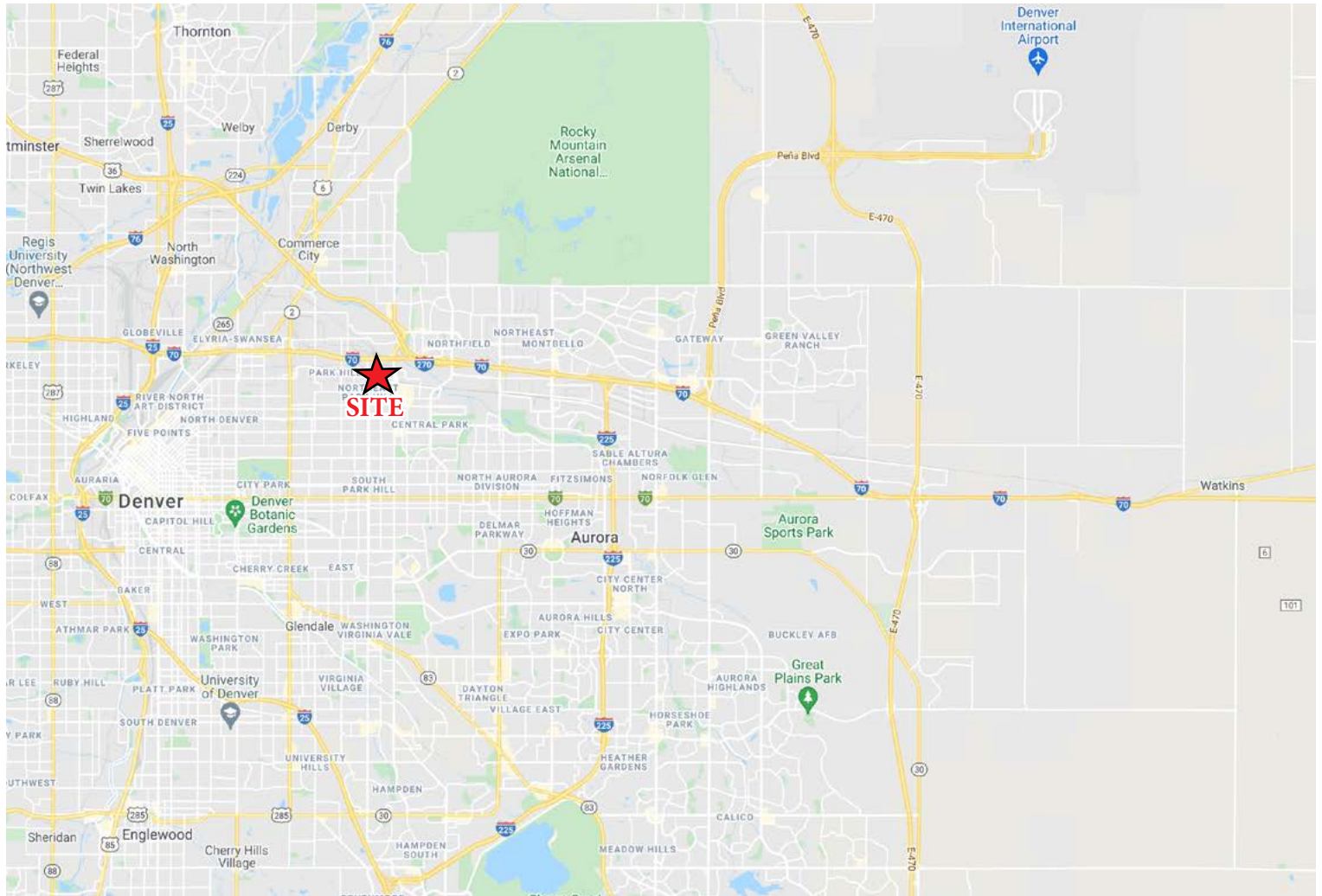
<https://www.denvergov.org/Government/Agencies-Departments-Offices/Business-Licensing/Business-Licenses/Marijuana-Licenses>

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**Impact Commercial Real Estate**  
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**Demographics**

<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>2026 Projection</b>	9,745	127,466	401,737
<b>2022 Estimate</b>	8,636	117,697	372,689
<b>Growth 2021-2026</b>	2.0%	1.7%	1.6%
<b>Median Age</b>	35.7	36.8	36.3
<b>Households</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>2022 Estimate</b>	3,230	43,813	160,204
<b>Household Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>2022 Median</b>	\$126,755	127,370	109,110

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