

6550

E 64TH AVE
COMMERCE CITY, 80022

~~\$795,000~~ **\$600,000**
SALE PRICE

1.72 AC
LOT FOR SALE



**DENVER INFILL
SPECIALISTS**



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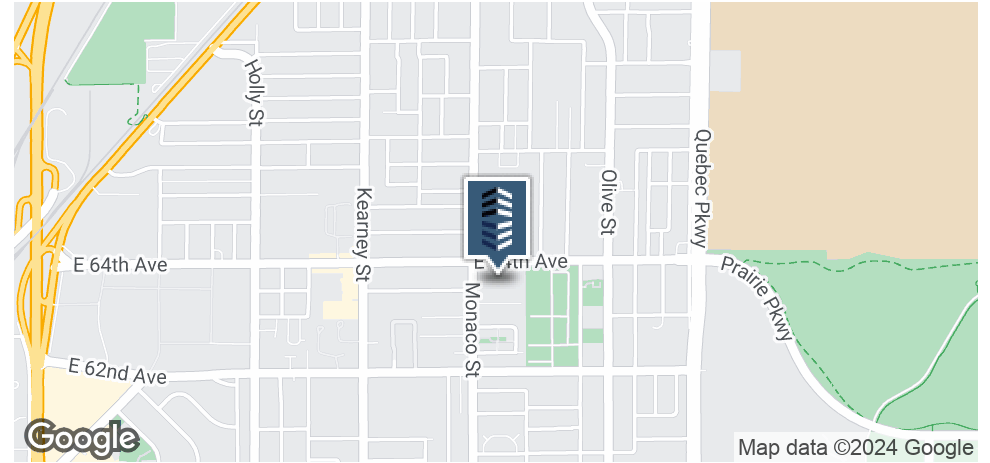
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Location: 6550 E 64th Ave
Commerce City 80022

County: Adams

Lot Size: 74,923 SF (1.72 Acres)

Pricing: \$600,000 (\$8.00/SF)

Zoning: R-3

Water Tap: 5/8"

PROPERTY HIGHLIGHTS

- High Density Multi-Family Residential District
- Located in a Qualified Census Tract (QCT) providing tax incentives for Development
- Less than 10% of the existing multi-family units within 3 miles of the property were built after 2014 – creating pent up demand for newer housing in the area* (per CoStar)
- Multi-Family Properties within a mile are currently posting a 5.3% vacancy rate*
- Parcel 2 Also for Sale - Contact Broker for More Details



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ADDITIONAL PHOTOS





COMMERCE CITY HAS QUIETLY BEEN GROWING, WITH A NEARLY 50% INCREASE IN POPULATION SINCE 2000

	COMMERCE CITY	COLORADO	UNITED STATES
2000	45,913	5,029,196	308,745,538
2023	66,115	5,839,926	333,287,557
POPULATION GROWTH	44%	16%	8%

KEMP ELEMENTARY SCHOOL

SUBJECT PROPERTY
6550 & 6520 E 64TH AVE

ROCKY MOUNTAIN ARSENAL WILDLIFE REFUGE

GREYHOUND PARK

E 64TH AVE

QUEBEC PKWY

- 65 acre master planned community
- The community-supported vision for the site is a diverse mixed-use development that at full build out could create 1,454 permanent employees, generating \$65.4 million in income on an annual basis.

KEARNEY MIDDLE SCHOOL

COMMERCE CITY GOVERNMENT OFFICES

PIONEER PARK

DICKS SPORTING GOODS PARK

USPS MAIL CENTER

SOLANA BEELER PARK

ROSE HILL ELEMENTARY SCHOOL

- 270 Multi-Family Units on 3.76 acres
- Leasing expected to begin Q4 2023

MULTI-FAMILY ZONING RESTRICTIONS • R-3 Zoning

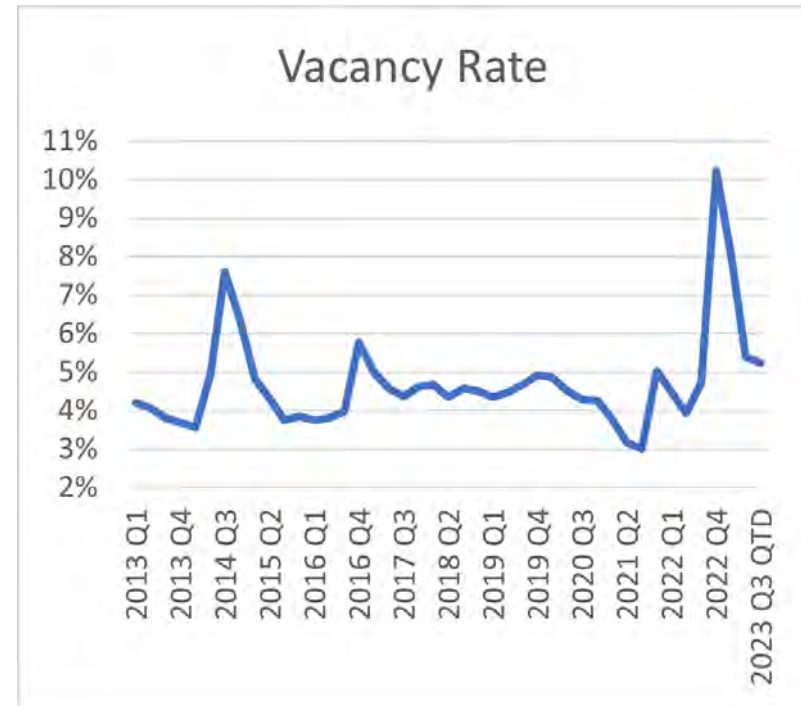
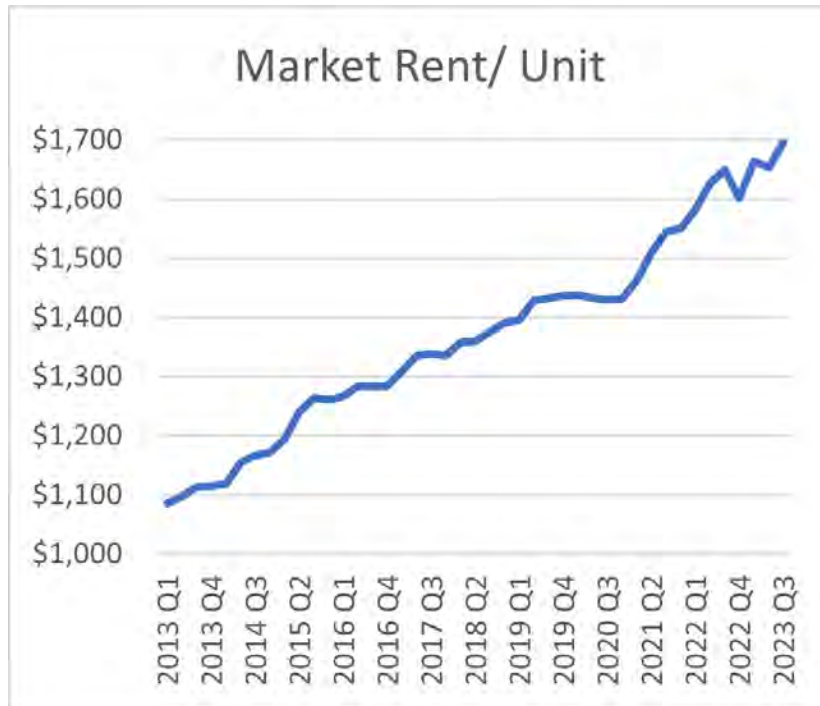
Zoned R-3 (Multi-Family Residential District): The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot. No single-family detached dwellings shall be permitted.

BULK STANDARD	REQUIREMENT
Minimum gross floor area	- 0 bedrooms: 400 square feet - 1 bedroom: 550 square feet - 2 bedrooms: 700 square feet - 3 bedrooms: 850 square feet - 4 bedrooms: 1,000 square feet
Minimum density	6 dwelling units per gross acre
Maximum density	24 dwelling units per gross acre
Minimum open space	15 percent of gross lot area. Open space may include common areas, recreational facilities, community gardens, or landscaped areas
Building separation	15 feet

CLICK HERE TO VIEW FULL ZONING CODE >

https://library.municode.com/co/commerce_city/codes/land_development_code?nodeId=ARTIVZODI_DIV3SPDIST_S21-4310MUMIREDI

MULTI-FAMILY MARKET



*The Charts above show the market/ rent and vacancy for all properties within a three mile radius of The Property. All data was found on CoStar

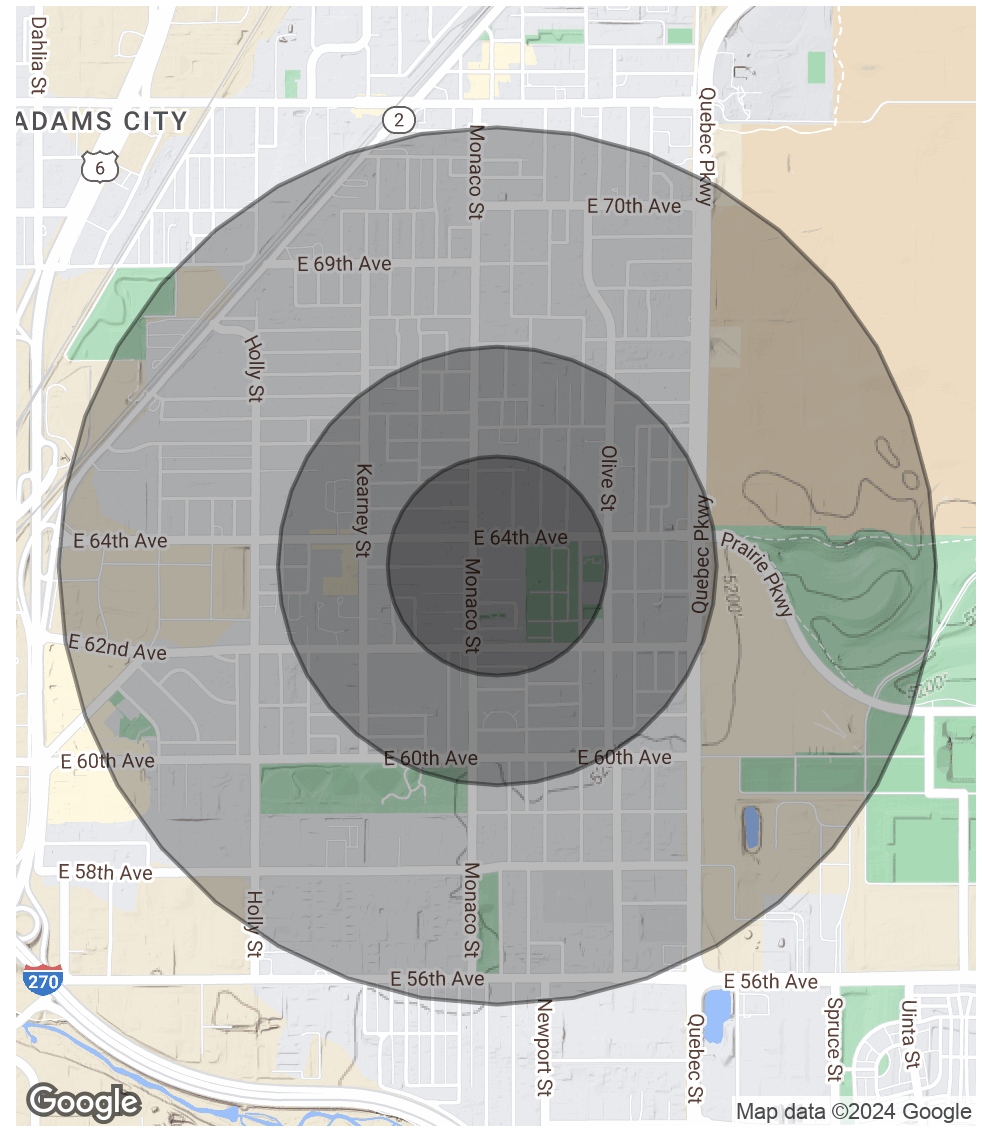
- Market Rent Is Currently \$1,696/ Unit
- Market Rent / Unit Increased by An Average Of 4.4% Per Year Over the Last 10 Years – Peaking The Last Two Years With An Average Increase Of 6.7% Per Year
- Multi-Family Properties Within Three Miles Are Currently Posting A 5.2% Vacancy Rate
- Average Vacancy for Multi-Family Properties Within 3 Miles Over the Last 10 Years Is Sub-5%

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,274	4,956	14,407
Average Age	33.5	34.2	32.8
Average Age (Male)	34.7	33.5	32.2
Average Age (Female)	33.4	35.2	31.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	449	1,702	4,724
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$51,653	\$58,675	\$56,760
Average House Value	\$214,073	\$237,957	\$237,034

** Demographic data derived from 2020 ACS - US Census*



AERIAL MAP

