

2560

S BROADWAY

DENVER, CO 80210

SALE PRICE

\$475,000



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UNIQUE
PROPERTIES

TCN
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
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PROPERTY HIGHLIGHTS

Address	2560 S Broadway Denver, CO 80210
Sale Price	\$475,000
Building Size	1,824 SF
Lot Size	4,170 SF
County	Denver
Year Built	1909
Water Tap Size	3/4 inch

PROPERTY DESCRIPTION

Unique Properties is pleased to present this stand-alone house located just south of the intersection at S Broadway and W Harvard Ave. This charming property features a spacious living room, two bedrooms, a pristine bathroom, a fully equipped kitchen, and ample basement storage space. The Property is also within walking distance to multiple bars and restaurants with easy access to the light rail and RTD stations. Plus, enjoy the convenience of parking and a rare bit of yard space, making it a standout on S Broadway.

- The Property has Parking and a bit of Yard Space in the Rear
- 2-Bed & 1 Bathroom
- Fully Built Out Kitchen
- 2 Blocks from City of Kunming Park and Rosedale Park



RETAIL MAP



ADDITIONAL PHOTOS

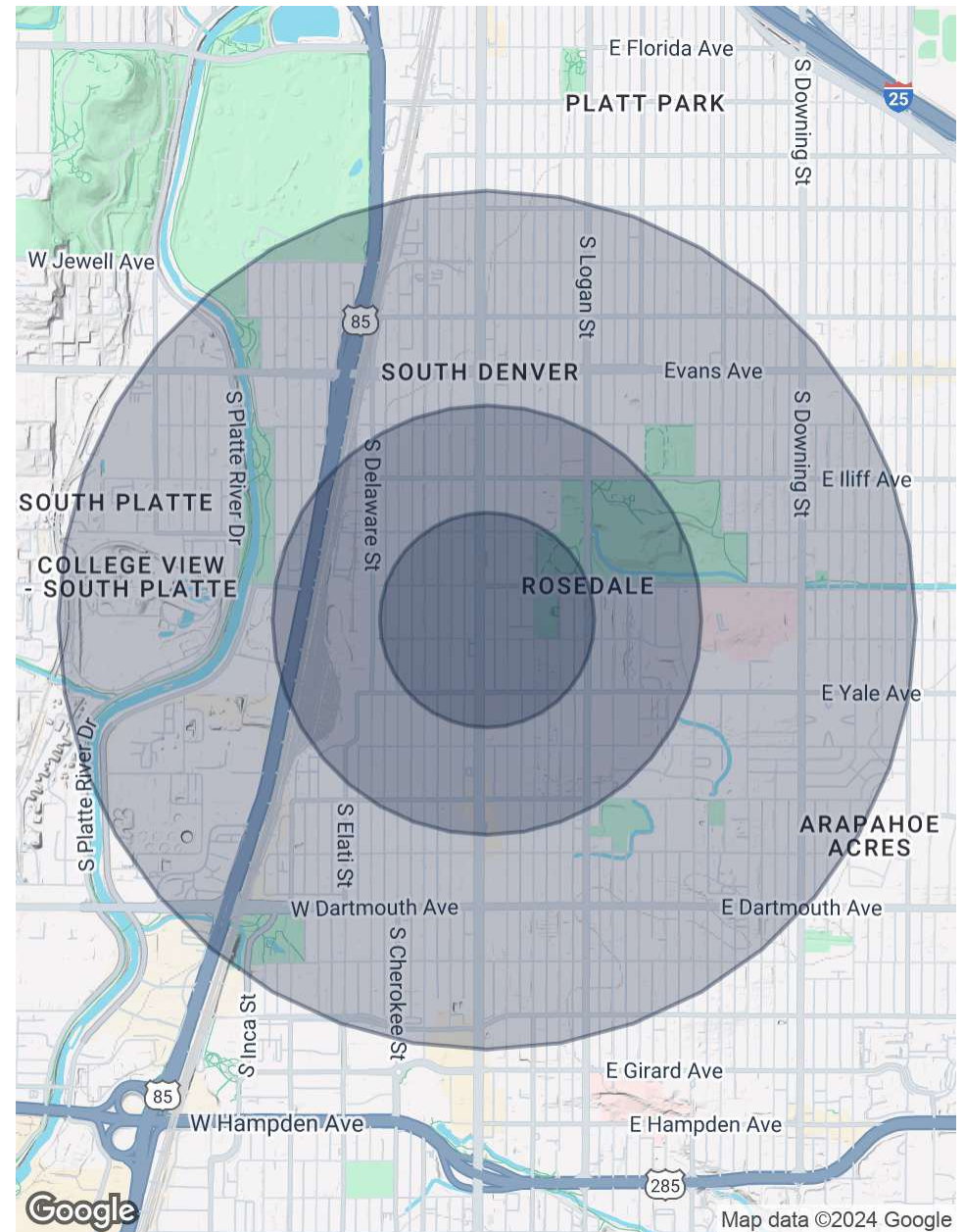


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,278	4,401	16,164
Average Age	31.3	33.4	35.8
Average Age (Male)	34.2	35.4	37.2
Average Age (Female)	29.6	32.0	35.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	509	1,945	7,263
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$109,373	\$102,999	\$111,342
Average House Value	\$467,727	\$457,851	\$468,972

2020 American Community Survey (ACS)



WHY DENVER?

Growth & Talent

- #1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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