



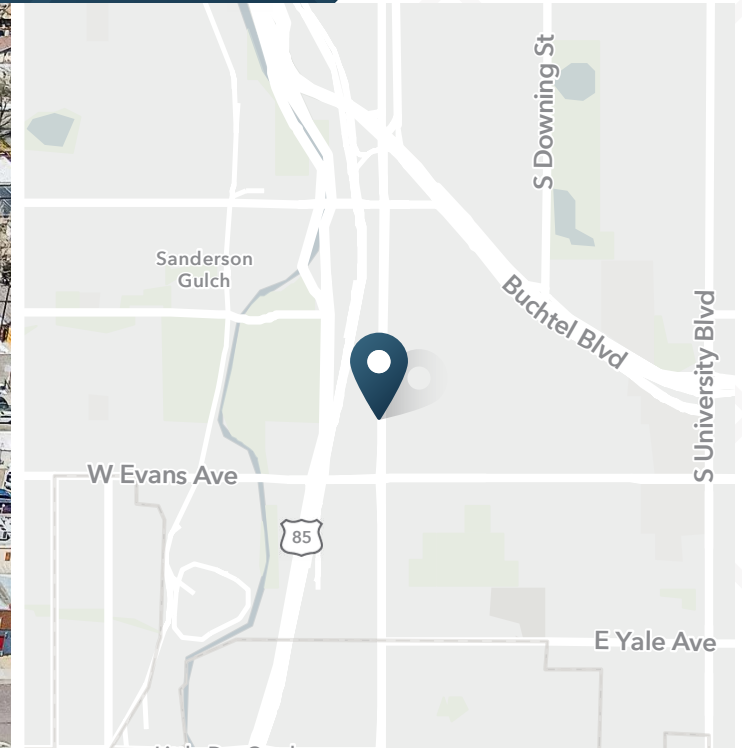
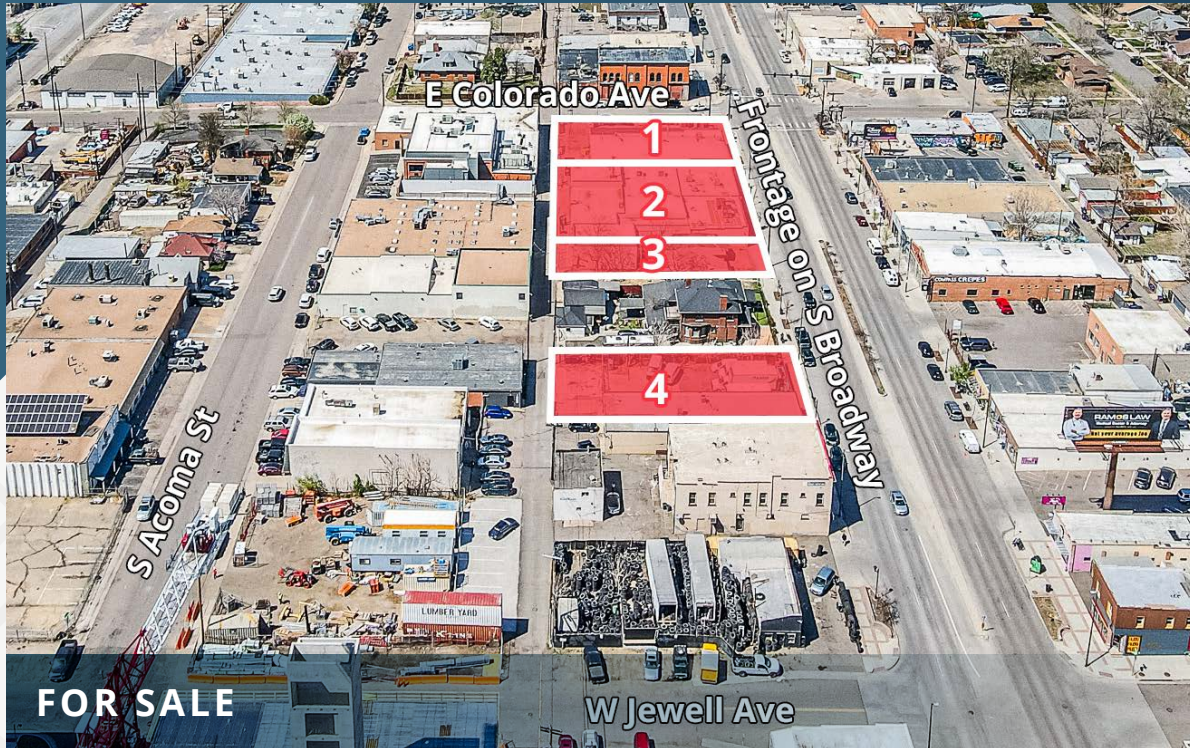
**FOR SALE**

1811 - 1859 South Broadway | Denver, CO



# South Broadway Land

1811 - 1859 South Broadway | Denver, CO



## Parcels 1-3

0.83 AC / 36,139 SF

## Parcel 4

0.14 AC / 6,249 SF

## Total Parcels 1-4

0.97 AC / 42,388 SF

## Sale Price

\$130/SF

## ABOUT THE PROPERTY

The subject properties are located within Denver's "South Broadway Corridor," affectionately known as "SoBo." The SoBo Corridor is bustling with an eclectic mix of unique restaurants, vintage retail, art galleries, live music venues, and more.

This land along South Broadway offers a rare opportunity for mixed-use developers seeking to capitalize on the strength of the SoBo and Denver markets, with 0.83 acres of contiguous land (Parcels 1, 2, and 3, at 1811, 1835, and 1845 S. Broadway) on the hard corner of S. Broadway and W. Colorado Avenue and an additional development parcel to the south (Parcel 4 at 1859 S. Broadway).

## PROPERTY HIGHLIGHTS

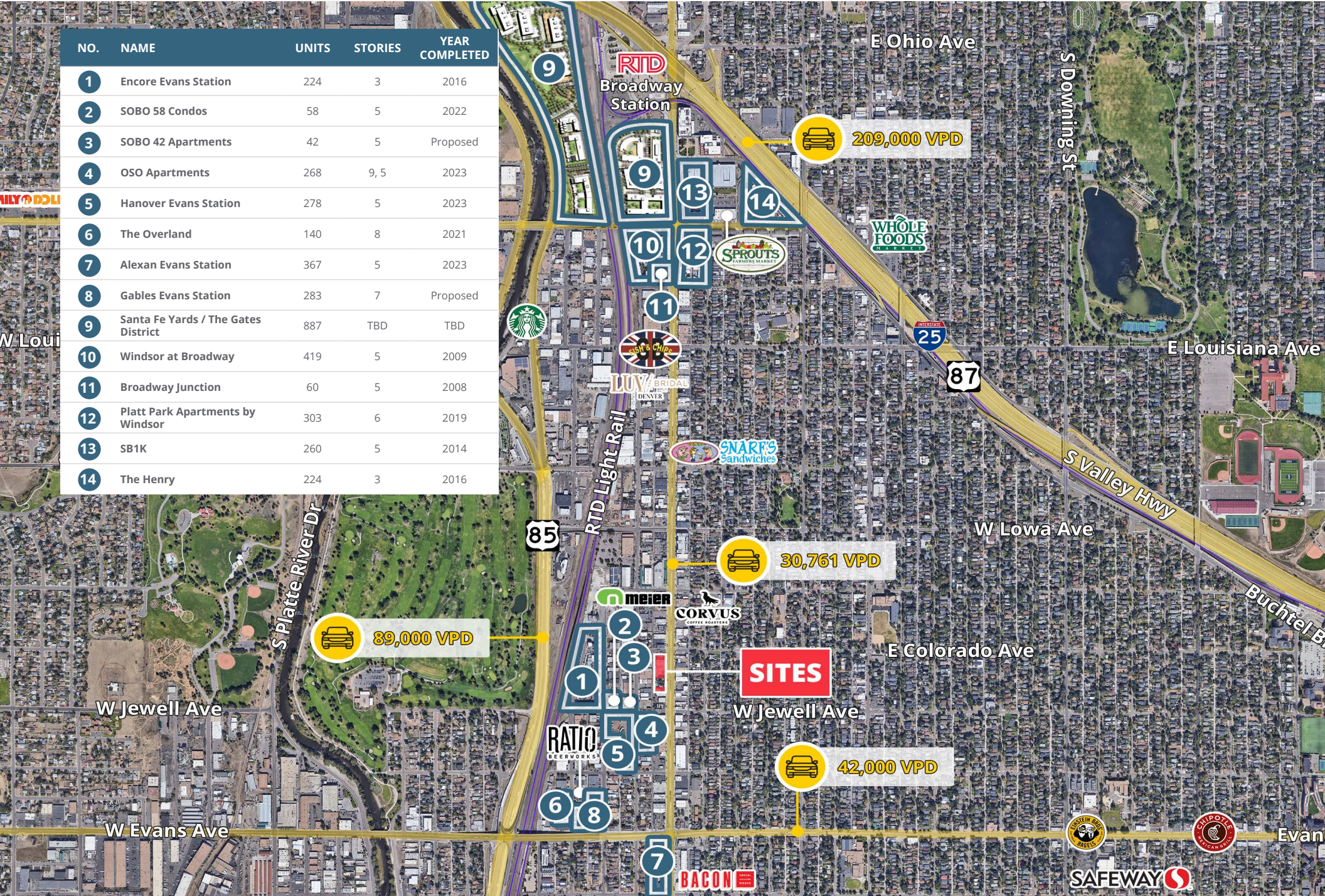
- All parcels zoned U-MS-5
- Minutes to Downtown Denver, Santa Fe Boulevard, and I-25
- Walking distance to Evans Light Rail Station
- High concentration of multifamily developments in the area with high occupancy and demand for more residential units
- Average household income over \$150,000 within 1 mile
- High traffic volumes on S. Broadway with over 30,000 vehicles per day

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NO.	NAME	UNITS	STORIES	YEAR COMPLETED
1	Encore Evans Station	224	3	2016
2	SOBO 58 Condos	58	5	2022
3	SOBO 42 Apartments	42	5	Proposed
4	OSO Apartments	268	9, 5	2023
5	Hanover Evans Station	278	5	2023
6	The Overland	140	8	2021
7	Alexan Evans Station	367	5	2023
8	Gables Evans Station	283	7	Proposed
9	Santa Fe Yards / The Gates District	887	TBD	TBD
10	Windsor at Broadway	419	5	2009
11	Broadway Junction	60	5	2008
12	Platt Park Apartments by Windsor	303	6	2019
13	SB1K	260	5	2014
14	The Henry	224	3	2016



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

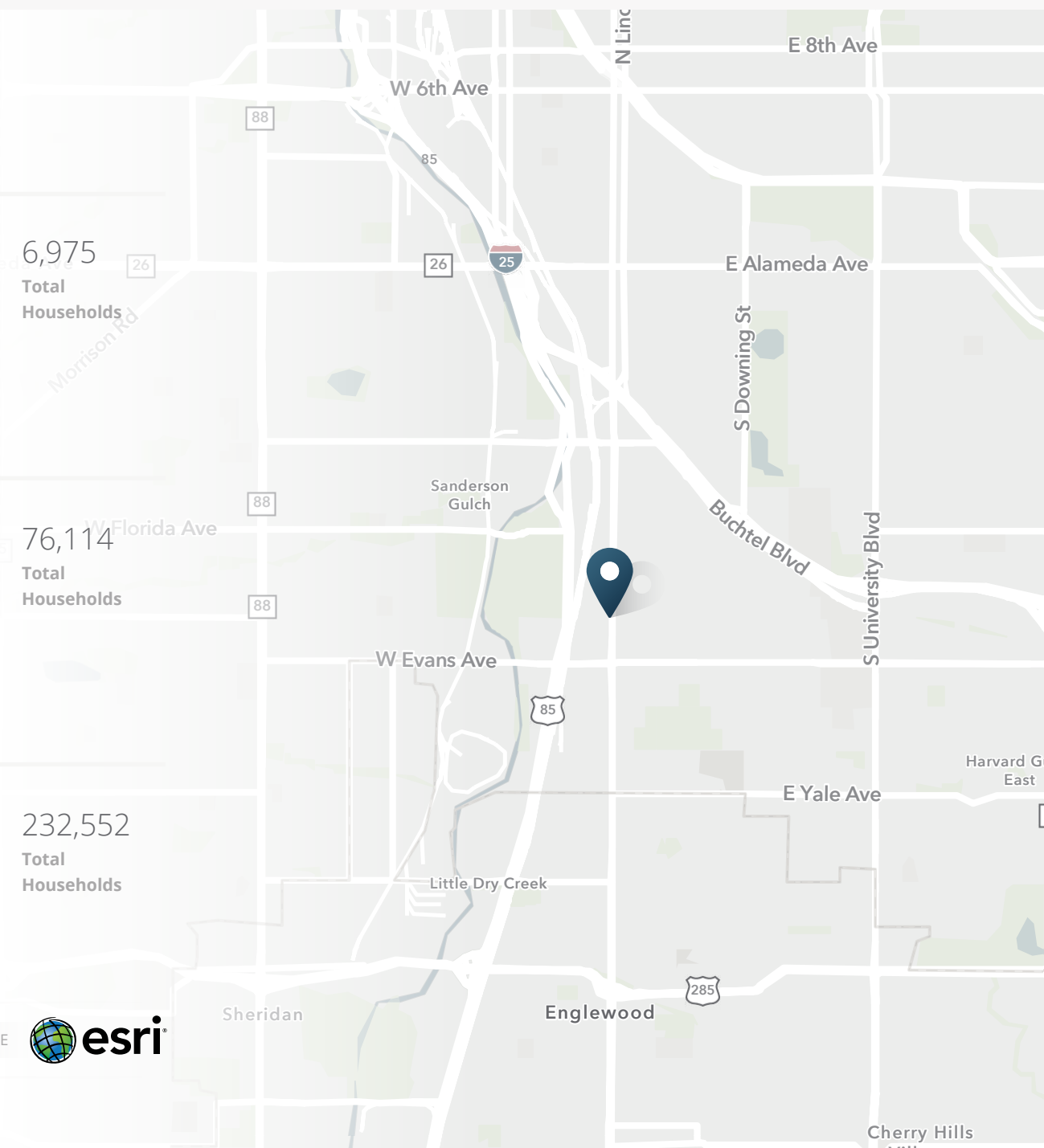
14,834 Population	17,986 Total Daytime Population	\$186,541 Average Household Income	6,975 Total Households
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### 3 MILES

170,876 Population	203,822 Total Daytime Population	\$140,843 Average Household Income	76,114 Total Households
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### 5 MILES

497,064 Population	635,928 Total Daytime Population	\$134,484 Average Household Income	232,552 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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