

# RETAIL/OFFICE INFILL DEVELOPMENT OPPORTUNITY

# FOR SALE or GROUND LEASE

101 S BROADWAY  
DENVER, CO 80209



For more information:

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# EXECUTIVE SUMMARY

## THE PROPERTY:

This infill commercial land development site offers a highly desirable location as it is situated on a hard corner, providing excellent visibility along Broadway. Its close proximity to Downtown Denver ensures convenient access to the city's vibrant cultural scene, shopping, and employment opportunities. In addition to its prime location, the site benefits from being surrounded by numerous amenities, several new multi-family projects in the immediate area, adjacent to the Dahlia Denver venue and is approximately a 10 minute drive to Downtown Denver, Empower Field, Ball Arena, Colorado Convention Center, Union Station and countless restaurants, attractions and amenities.

Future building could include a patio, rooftop area with approximately 7 dedicated parking spaces on the Property. The zoning allows for the construction of up to 3 stories high. This provides flexibility for developers to create multi-level structures that can accommodate a variety of uses, such as restaurant, retail, office or mixed-use.

## ENTITLEMENTS:

- Annexed and zoned within the City of Denver
- Zoning: U-MS-3 (Urban - Main Street - 3 stories maximum height)  
(Zoning information): [click here](#)

## MUNICIPAL FEES:

Building and Land Development Fees: [click here](#)

System Development Charges and Fees: [click here](#)

## UTILITY PROVIDERS:

Water - Denver Water

Sewer - Wastewater Management Division

Electric - Xcel Energy

Gas - Xcel Energy

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## PROPERTY HIGHLIGHTS

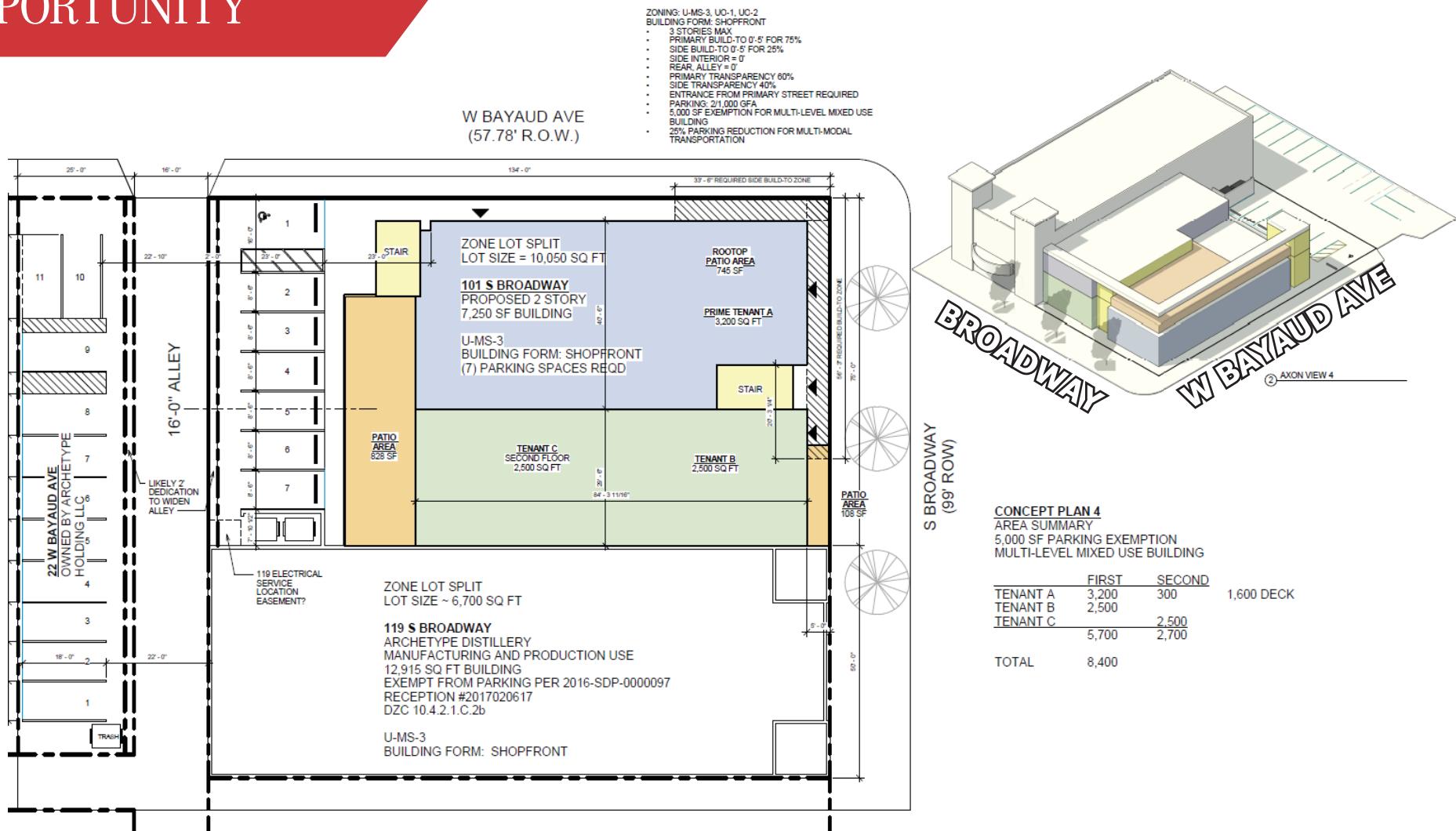
- Hard corner site with excellent visibility and exposure along Broadway - 25,800+ VPD.
- Near an abundance of restaurants, services, shopping and entertainment venues.
- Less than a 10 minute drive to major catalysts such as downtown, Empower Field, Ball Arena, and more.
- Within an area of significant multi-family density.

LAND AREA	<b>9,983 Square Feet</b> (0.23± acres)
SALE PRICE	<b>\$1,500,000.00</b> (\$150.26 / SF)
GROUND LEASE	<b>Negotiable</b> (Contact Broker for details)
ZONING	<b>U-MS-3</b>
PARCEL NO.	<b>05103-21-041-000</b>
CURRENT MILL LEVY	<b>79.602</b>
COUNTY	<b>Denver</b>
MAX BUILDING HEIGHT	<b>3 Stories</b>

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## CONCEPTUAL PLAN



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The logo for NAI Affinity. It features the letters 'NAI' in a bold, black, sans-serif font. The letter 'A' is partially overlaid by a red triangle pointing upwards and to the right. To the right of 'NAI', the word 'Affinity' is written in a smaller, grey, sans-serif font.

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## LOCATION MAP & DEMOGRAPHICS



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