



LAND FOR SALE

2184 & 2190 S Broadway, Denver, CO 80210

Sales Price: \$2,800,000

Lot Size: 12,484 SF

Zoning: U-MS-3



Amanda Tompkins S. Vice President | Amanda@henrygroupe.com | 720.837.5541

OFFERING SUMMARY

Henry Group Real Estate is pleased to present for sale a premier development opportunity at **2184 & 2190 South Broadway in Denver, Colorado**. Totaling 12,484 square feet, this corner site offers **outstanding visibility and frontage in the heart of South Broadway**. The property is zoned U-MS-3, allowing for a wide range of mixed-use development potential. Situated within one of Denver's most active redevelopment corridors, the site sits **directly across from the newly built Alexan Evans Station Apartments** and is surrounded by a dynamic mix of residential, retail, and restaurant uses. Just a **short walk from the Evans Light Rail Station** and Harvard Gulch Park and Golf Course, the property combines strong transit access with a highly desirable neighborhood setting. This **exceptional SoBo corner** presents a rare opportunity to acquire land in one of Denver's most sought-after urban locations.

LOCATION DESCRIPTION

The site at 2184 and 2190 South Broadway enjoys a prime location along one of Denver's most recognizable commercial corridors. Situated just south of Evans Avenue in the Rosedale neighborhood, the parcels benefit from high traffic counts, excellent visibility, and strong frontage on South Broadway.

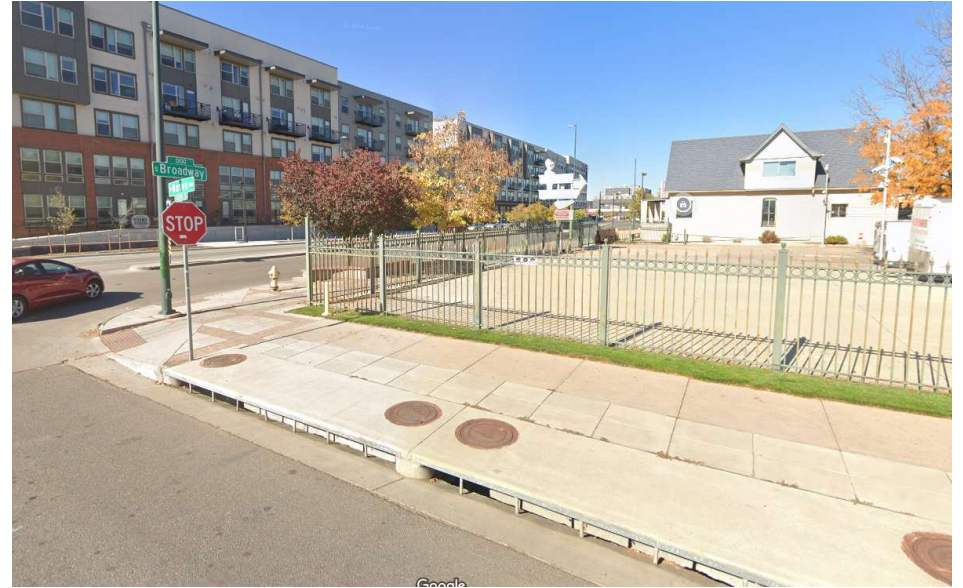
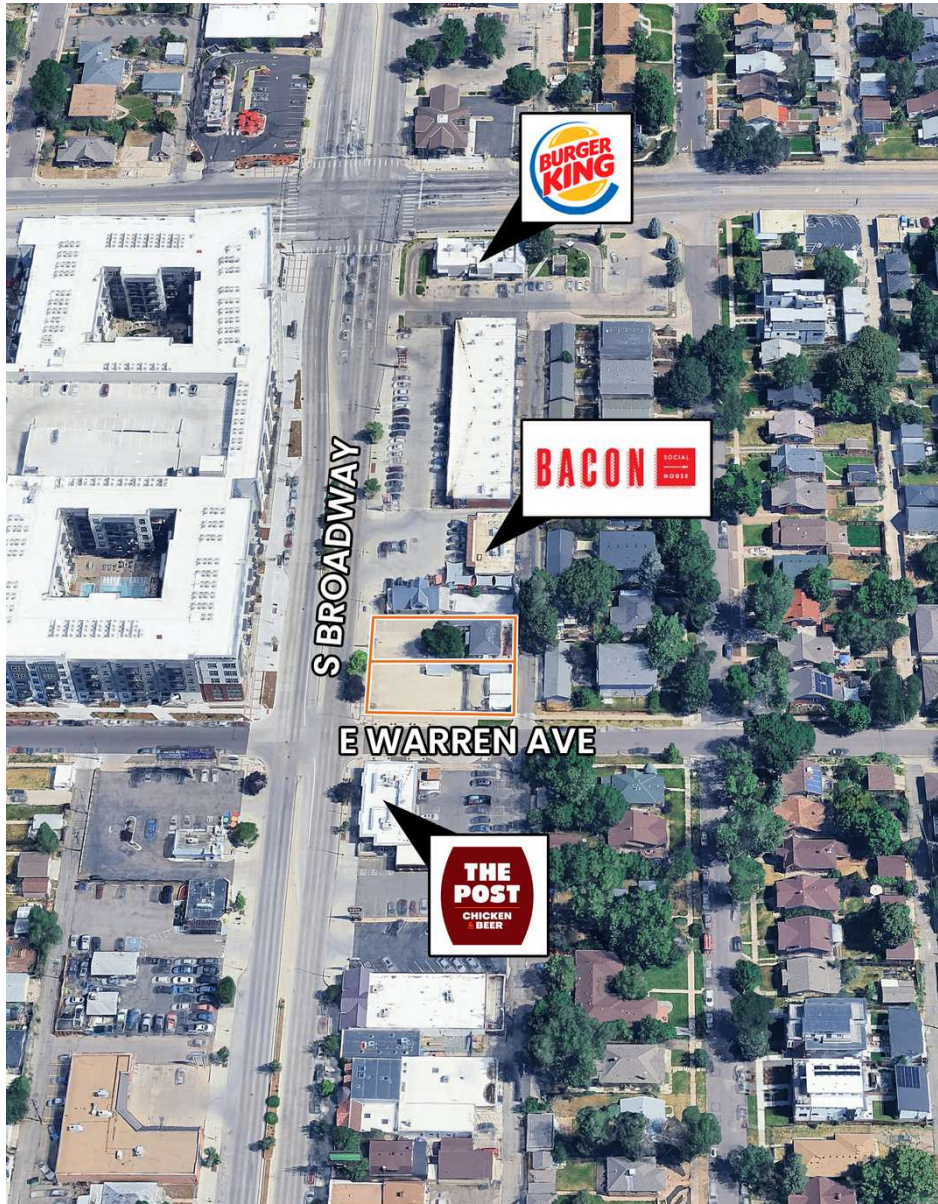
The area is known for its mix of restaurants, retail, entertainment, and residential density, drawing consistent activity from both local residents and visitors. With close proximity to the University of Denver, Platt Park, and major transit routes, the site offers exceptional connectivity and access to Denver's urban core and surrounding neighborhoods.

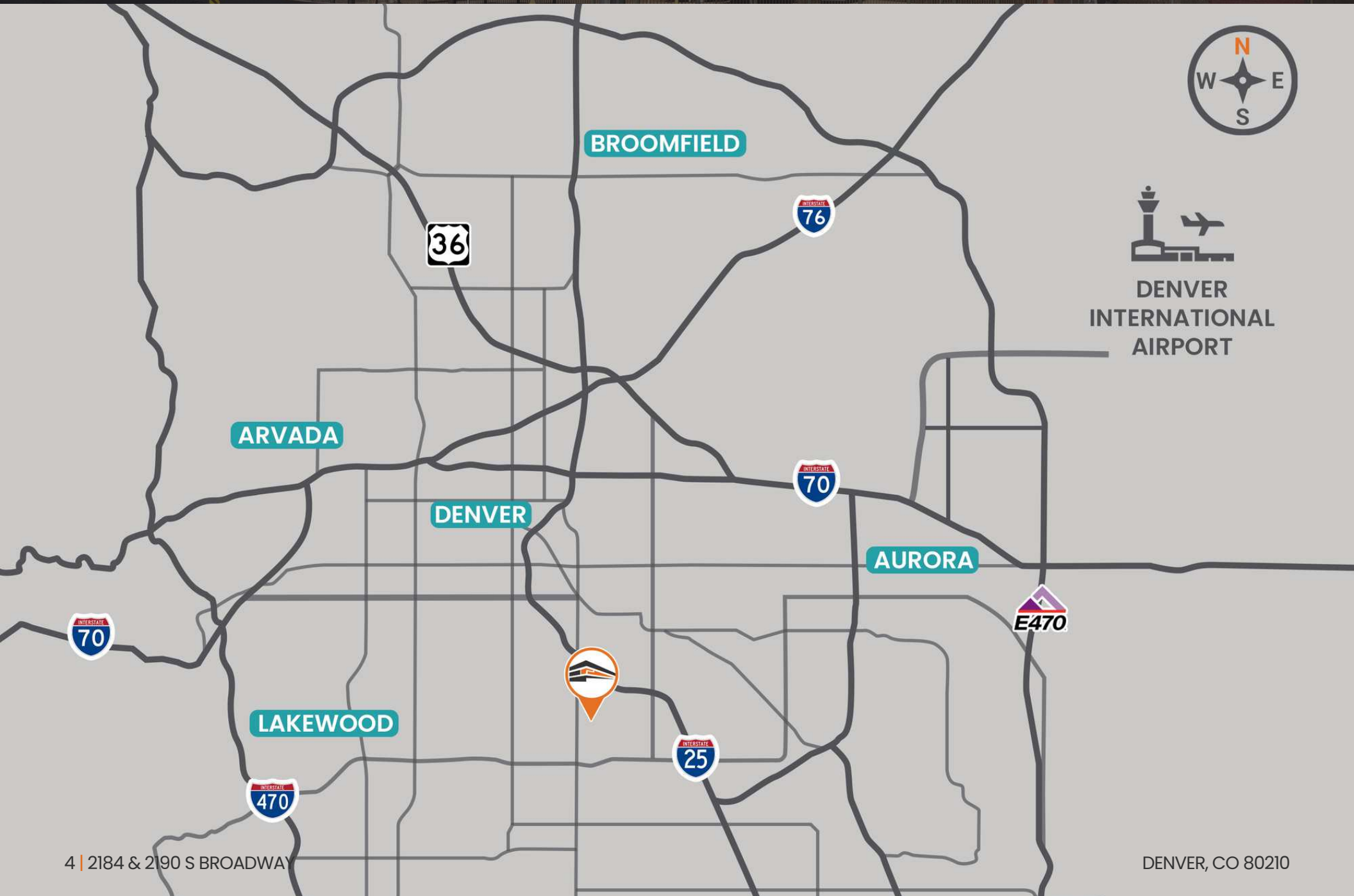
PROPERTY HIGHLIGHTS

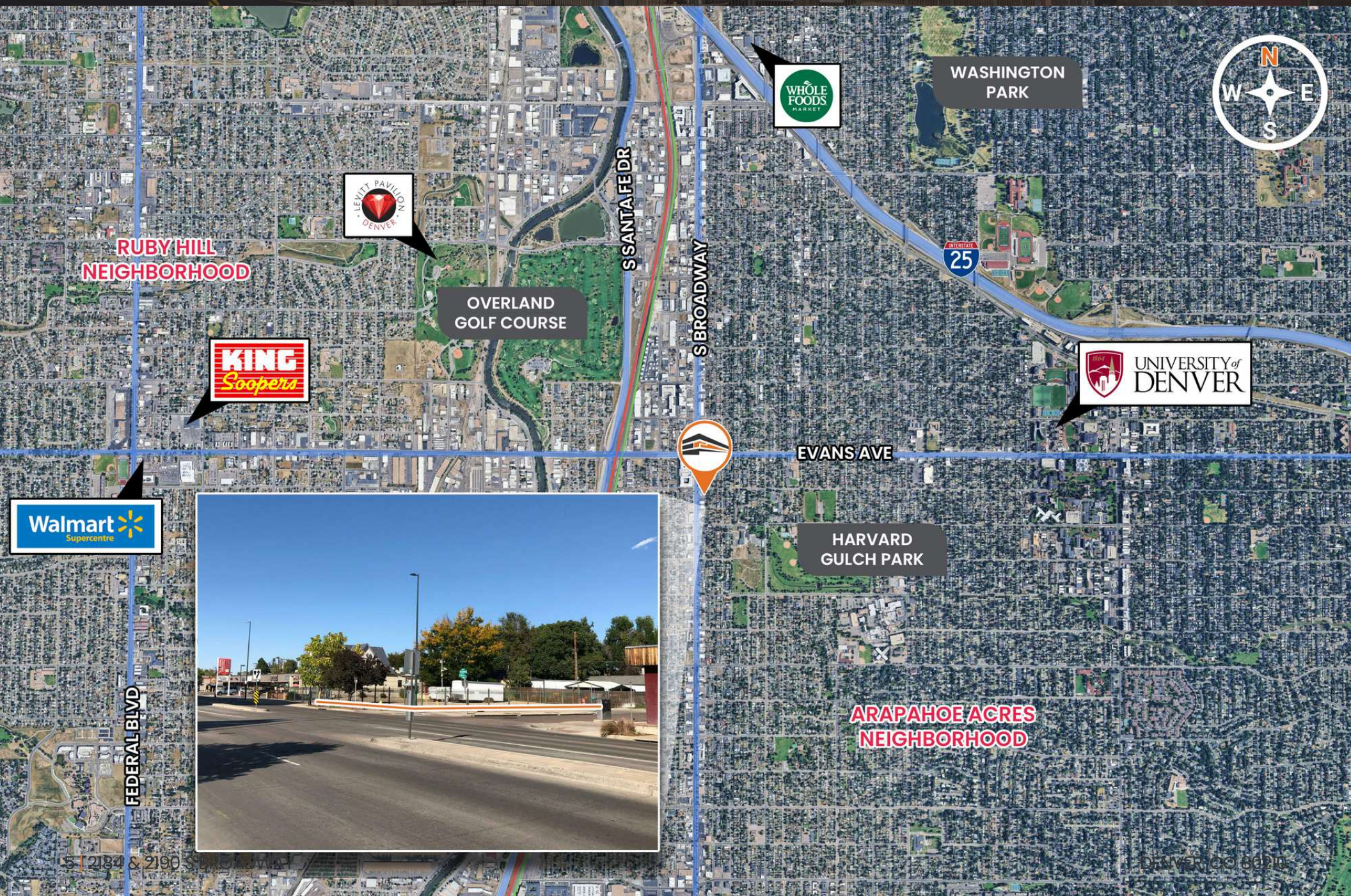
- **Development Potential** - The U-MS-3 Zoning allows for a wide range of mixed-use development opportunities.
- **Prime SoBo Location** – exceptional visibility and frontage along South Broadway, one of Denver's most active redevelopment corridors.
- **Transit-Oriented** – just a short walk to Evans Light Rail Station, with easy access to Harvard Gulch Park and Golf Course.
- **Surrounded by Growth** – directly across from the new Alexan Evans Station Apartments and near a vibrant mix of residential, retail, and dining.



Property Address	2184 & 2190 S Broadway, Denver, CO 80210
Lot Size	12,484 SF
Building Size	1,621 SF + small storage unit
Year Built	1947
Zoning	U-MS-3
2024 Taxes	\$14,000.56 (total both lots)
Sales Price	\$2,800,000







U-MS-3 ZONING

[CLICK HERE](#)
[DENVER USE CODE](#)

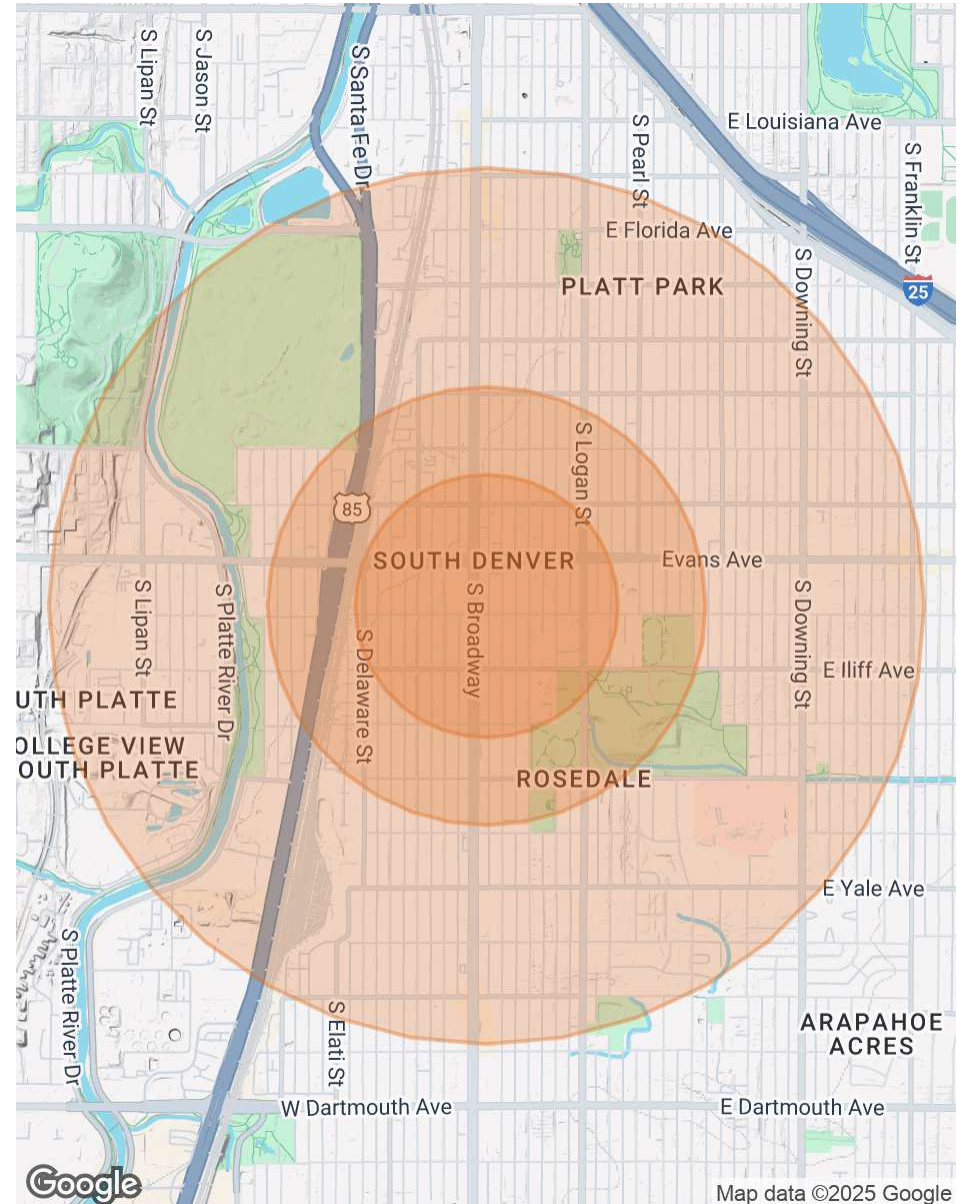




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,297	3,674	14,537
Average Age	37	38	38
Average Age (Male)	37	38	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	602	1,701	6,724
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$143,635	\$148,021	\$162,042
Average House Value	\$811,018	\$828,445	\$891,097

* Demographic data derived from 2020 ACS - US Census



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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com