

LOWRY



REDEVELOPMENT OPPORTUNITY



# 1090 Quebec Street

Contact Broker for Price



BROCKMAN  
GROUP

# CONTACTS



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1090 Quebec St | Denver, CO

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# PROPERTY OVERVIEW



## ADDRESS

1090 Quebec St Denver,  
CO 80230



## Units

18 + 2 Community Rooms



## Heating

Boiler



## Zoning

R-2-A



## SIZE

Building Size: 11,783 SF  
Land Size: 122,203 SF



## YEAR BUILT

1940



# REDEVELOPMENT SUMMARY

1090 Quebec St. is a vacant residential property located within the Lowry area of Denver, Colorado. The property consists of an existing 18-unit residential structure along with two on-site community rooms, all situated on an approximately 2.8-acre infill site. The improvements are currently vacant and in need of renovation, offering a blank slate for repositioning or redevelopment.

The existing structures present an opportunity for a buyer to repurpose and renovate the buildings for continued residential use, potentially incorporating modern unit layouts, upgraded finishes, and reimagined common or amenity space within the existing footprint. This strategy may appeal to investors seeking to preserve the existing improvements while enhancing value through renovation and operational improvements.

Alternatively, the size and configuration of the site provide the option to demolish the existing structures and pursue a full redevelopment of the 2.8-acre parcel, subject to zoning, design review, and municipal approvals. The scale of the site is uncommon for the surrounding residential area and supports a variety of residential redevelopment concepts consistent with the neighborhood context.

Located within the broader Lowry redevelopment area and surrounded primarily by established single-family neighborhoods and great neighborhood retail developments, 1090 Quebec St. offers multiple investment paths, combining the flexibility of a vacant property with the long-term potential of a large infill site.

- Development plans must adhere to the LDRC guidelines
- <https://lowrydenver.com/owner-resources/ldrc-builders-developers/>

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LOWRY

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# AREA MAP



Lowry Dog Park

HANGAR 2  
AT LOWRY

BOULEVARD ONE

Crescent Park



Roslyn St

Quebec St

Roslyn St

Quebec St

E 11<sup>th</sup> Ave

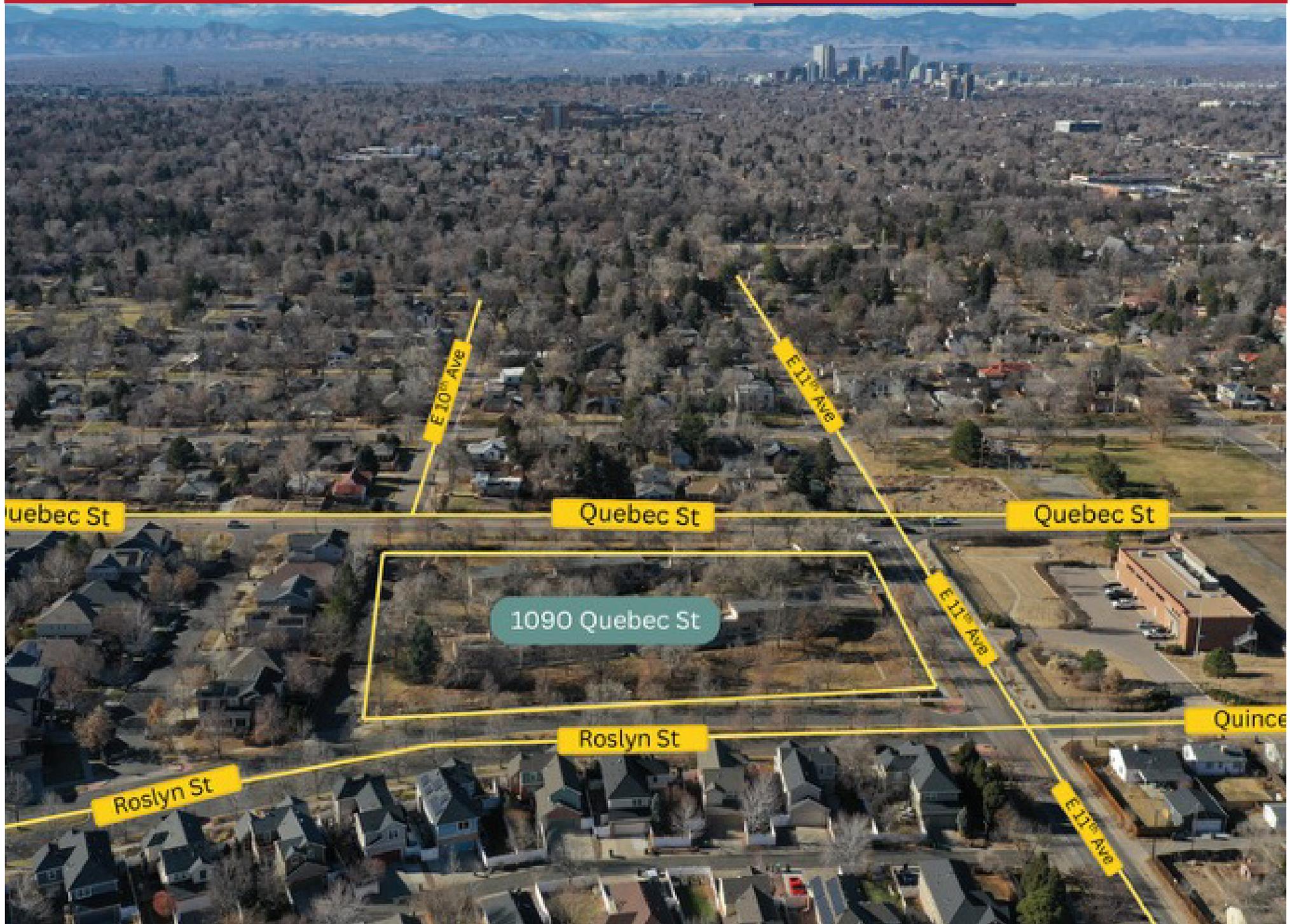
E 11<sup>th</sup> Ave

E 11<sup>th</sup> Ave

Quince St



# AREA MAP



# ZONING USES

## PERMITTED USES:

- Single-family detached residences on subdivided lots
- Duplex or paired residential homes
- Single-family attached dwellings
- Low-density residential structures consistent with R-2-A standards
- Accessory residential uses



## POTENTIAL USES:

- Townhome-style residential development
- Low-density multifamily (garden-style or walk-up apartments)
- Infill apartment construction while retaining existing structures
- Senior or specialized residential housing
- Community or institutional residential-oriented uses

## Boulevard One - Nearby New Development



# DISCLOSURE

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