

424

LIPAN ST

DENVER, CO 80204

SALE PRICE
\$5,191,000



**INFILL REDEVELOPMENT
OPPORTUNITY**



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 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	424 Lipan Street Denver, CO 80204
Sale Price	\$5,191,000
Price/SF	\$174.98/SF (Ground)
Lot Size	29,666 SF (0.68 AC)
Building Size	7,600 SF
Zoning	I-MX-5
Water Tap	3/4"

PROPERTY DESCRIPTION

Unique Properties is proud to present 424 Lipan Street to qualified developers and users looking for a versatile infill parcel located in the rapidly developing Baker Neighborhood Submarket of Denver. With easy access to I-25 and 6th Ave Freeway, this mixed use redevelopment can be built up to 70 feet (5 stories) for a variety of uses.

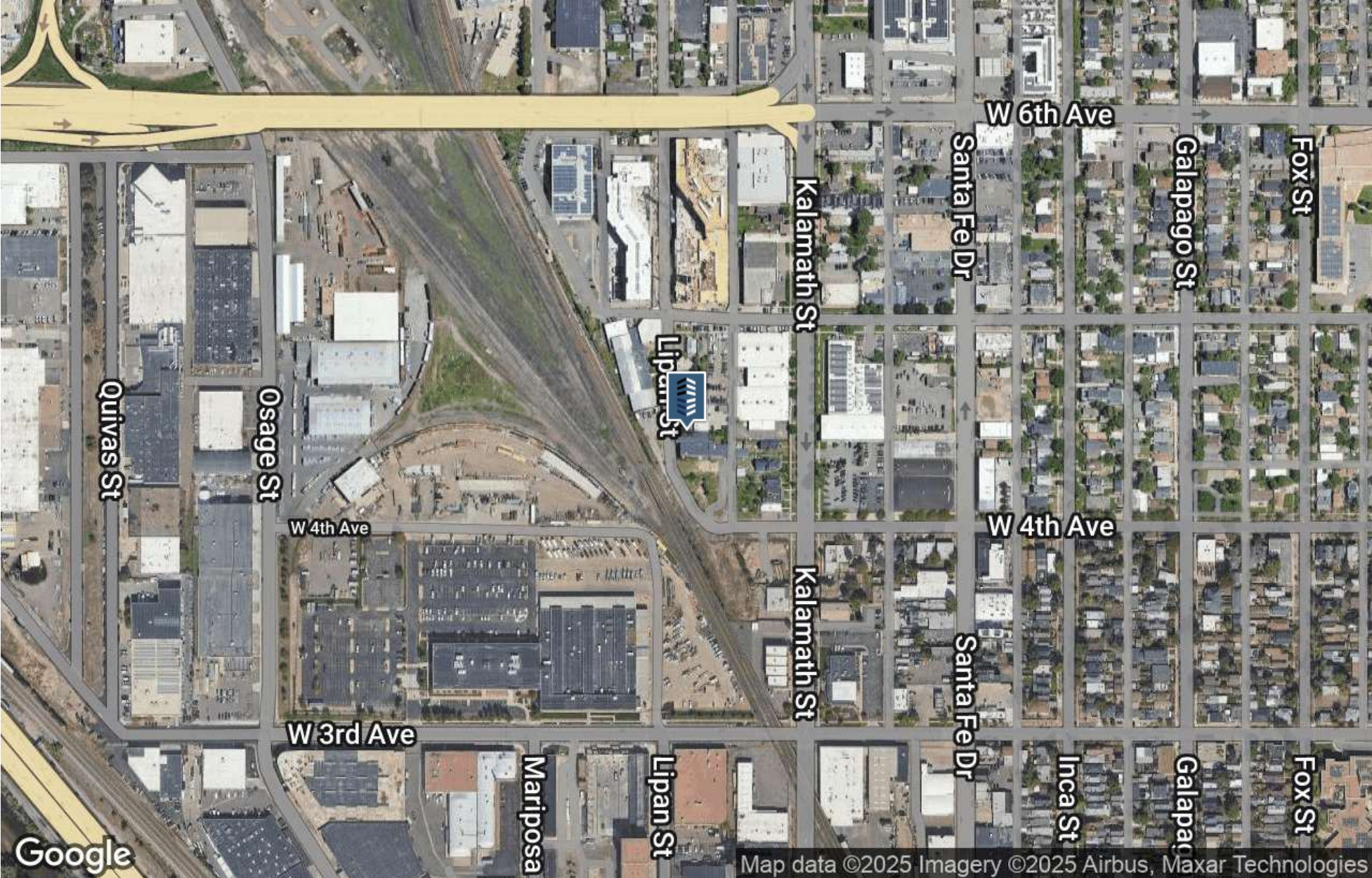
- 300+ Multi-Family development under construction one block North
- Zoned up to 5 stories
- Infill development hotbed
- Walking distance to Movement Climbing Gym, Santa Fe Arts District, and an array of restaurants
- Warehouse has a new Roof (2020)



DEVELOPMENT OVERVIEW



LOCATION MAP

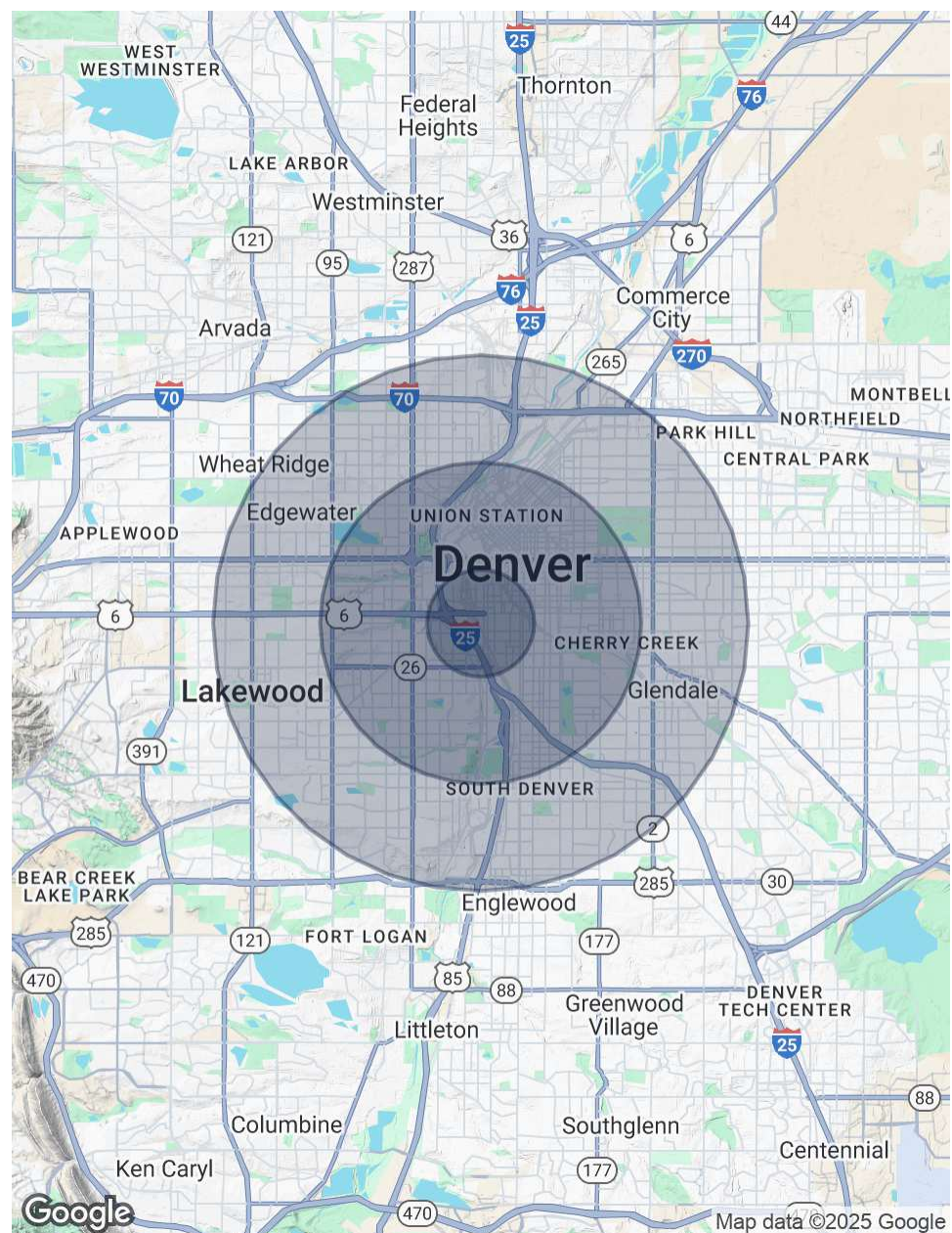


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,205	185,676	464,901
Average Age	29.7	32.4	33.5
Average Age (Male)	30.8	32.8	33.4
Average Age (Female)	30.0	32.7	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,914	91,430	209,091
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$49,948	\$62,966	\$66,133
Average House Value	\$212,673	\$351,402	\$338,799

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



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ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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