

FOR SALE

630 E 17TH AVENUE

DENVER, COLORADO 80203



12,510 SF STAND ALONE MIXED USE BUILDING



BUILDING HAS OVER \$140K IN ANNUAL NET INCOME!

PROPERTY DESCRIPTION

This is an amazing opportunity to own a two-story building in Denver's dense and highly desirable Uptown neighborhood. 630 East 17th Avenue in Denver, Colorado, is a standalone mixed-use property just 5 blocks from Downtown Denver, and a well-known address having housed "The Avenue Grill" for over 30 years and which now serves as the home for "Revival Denver Public House," a place as comfortable with brunch as it is late-night cocktails. Two more tenants, a chiropractic office and skin care provider round out the first floor retail and help bring this neighborhood to an above 96 score for walkability. The 2nd floor is ready for someone with creativity and vision to create multifamily, office, or a chic urban loft space.

PROPERTY OVERVIEW

- First floor, well established, retail tenants with income in place
- One of Denver's highest density neighborhoods with over 230K people in a three mile radius
- Many new residential units added in last 5 years, including new condo project across the street
- Potential covered land play for construction of future multi family building (C-MX-5 zoning)
- 2nd Floor awaiting reconstruction and remodeling for potential office, multi family, or boutique hotel

TRANSIT STATS



75 Transit Score
EXCELLENT TRANSIT



96 Walk Score
WALKER'S PARADISE



96 Bike Score
BIKER'S PARADISE

CONTACT INFORMATION

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PROPERTY FEATURES

BUILDING SIZE 12,510 SF

AVAILABLE FOR LEASE 5,160 SF

CONSTRUCTION Masonry

ZONING C-MX-5

FRONTAGE 125'

LAND 0.14 Acre

TENANTS Three

FLOORS Two

CITY/COUNTY Denver/Denver

TRAFFIC COUNTS 16,964 VPD

SALE PRICE CONTACT BROKER

PROPERTY HIGHLIGHTS

- First floor, well established, retail tenants with income in place
- One of the highest density neighborhoods in Denver with over 230K people in a 3-mile ring
- Many new residential units added in last 5 years, including new condo project across the street
- Potential covered land play for construction of future multi family building (C-MS-5 Zoning)
- 2nd Floor awaiting reconstruction and remodeling for potential office, multi family, or boutique hotel
- Restaurant infrastructure in place
- 5-minute walk to Denver CBD
- Minutes to Colfax Avenue
- Easy access to I-25 via Park Avenue

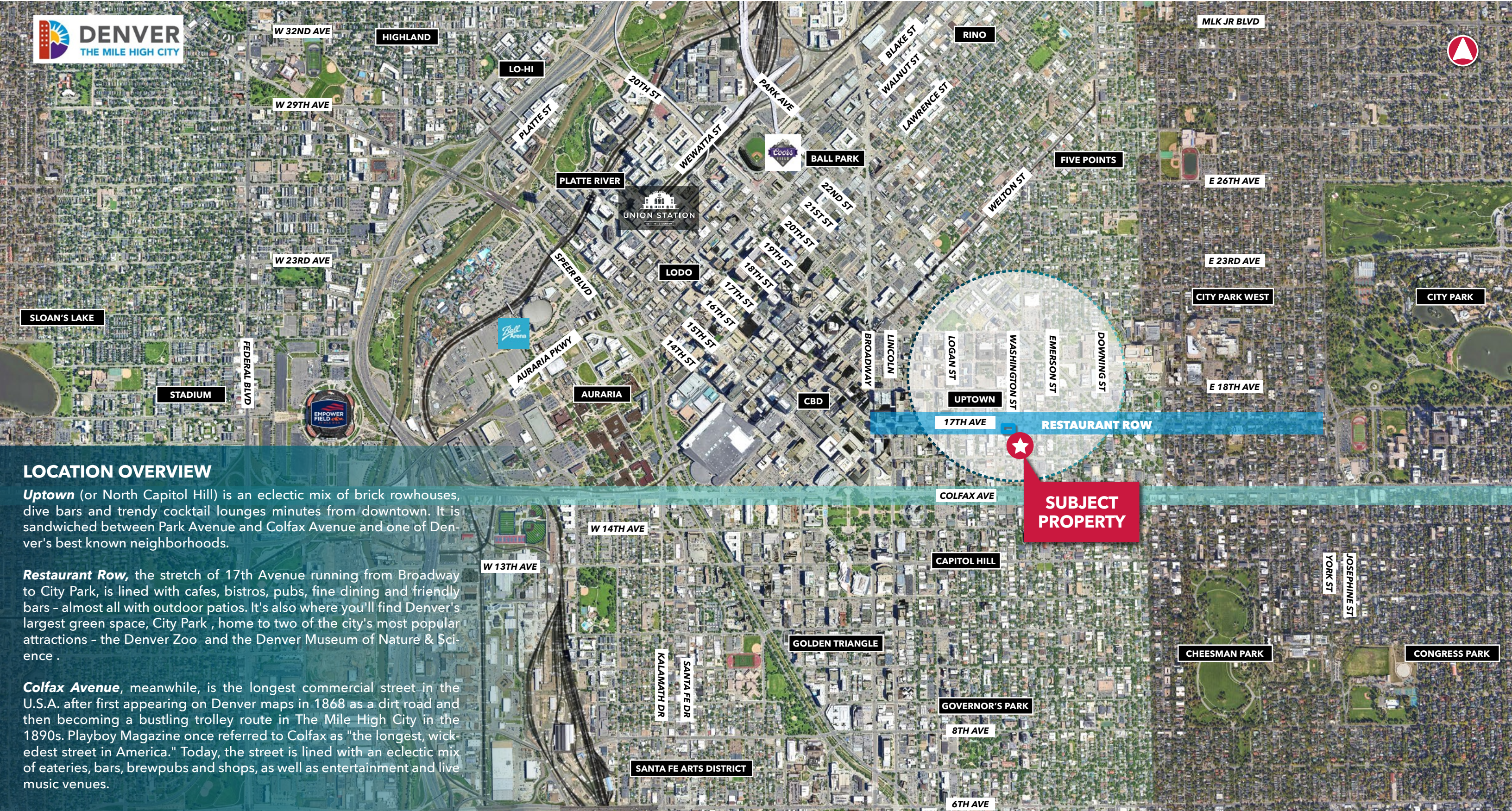


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LOCATION OVERVIEW

Uptown (or North Capitol Hill) is an eclectic mix of brick rowhouses, dive bars and trendy cocktail lounges minutes from downtown. It is sandwiched between Park Avenue and Colfax Avenue and one of Denver's best known neighborhoods.

Restaurant Row, the stretch of 17th Avenue running from Broadway to City Park, is lined with cafes, bistros, pubs, fine dining and friendly bars - almost all with outdoor patios. It's also where you'll find Denver's largest green space, City Park, home to two of the city's most popular attractions - the Denver Zoo and the Denver Museum of Nature & Science.

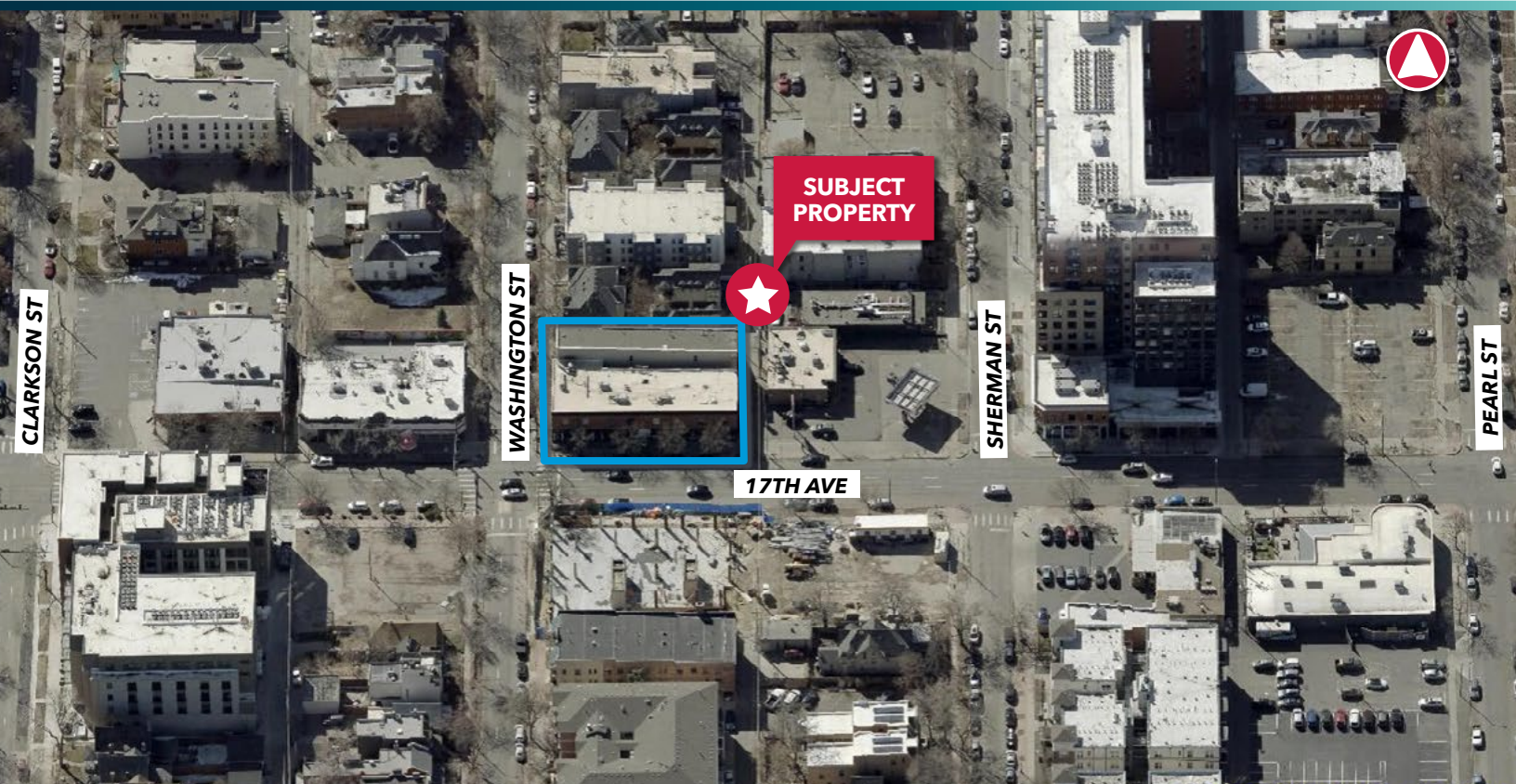
Colfax Avenue, meanwhile, is the longest commercial street in the U.S.A. after first appearing on Denver maps in 1868 as a dirt road and then becoming a bustling trolley route in The Mile High City in the 1890s. Playboy Magazine once referred to Colfax as "the longest, wickedest street in America." Today, the street is lined with an eclectic mix of eateries, bars, brewpubs and shops, as well as entertainment and live music venues.

SUBJECT PROPERTY

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PUBLIC TRANSPORTATION

CoStar, 2024

TRANSIT/SUBWAY	DRIVE	DISTANCE
Union Station: LoDo, Coors Field, 16th Street Mall	6 min	2.0 mi
Denver California Zephyr, Amtrak	5 min	1.7 mi
AIRPORT	DRIVE	DISTANCE
Denver International Airport (DEN)	35 min	24.0 mi

DEMOGRAPHICS

CoStar, 2024

	1 MILE	3 MILES
Population	56,556	237,759
Households	34,857	127,402
Median Age	35.30	35.90
Median HH Income	\$72,858	\$87,836
Daytime Employees	111,025	266,906
Population Growth 23-28	up 2.32%	up 2.02%
Household Growth 23-28	up 2.33%	up 2.05%

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