

# RiNo Development Opportunity | 0.93 Acres

Residential Land  
Services Team



**3537, 3561 & 3606 Delgany Street**  
Denver, Colorado



Nearly 40,000 square feet of land is available in the heart of RiNo at 36th and Delgany. Ideally positioned near Coors Field, the Platte River, and a variety of amenities—including grocery stores, shopping, and dining—this site offers exceptional convenience and accessibility via Brighton Boulevard, I-25, and I-70. The land is relatively flat and well-suited for development. Zoning allows for a range of future uses, including high-density residential, townhomes, hospitality, retail, or even industrial. This is an excellent opportunity for developers seeking a highly visible, versatile site in one of Denver’s most dynamic neighborhoods.

### COUNTY

Denver

### CURRENT ZONING

I-MX-8

### SITE SIZE

3537 Delgany St: 9,147 SF  
3561 Delgany St: 12,632 SF  
3606 Delgany St: 18,730 SF

### FUTURE ZONING

TBD

### SALE PRICE

Contact Broker for Pricing

### MILL LEVY

87.202





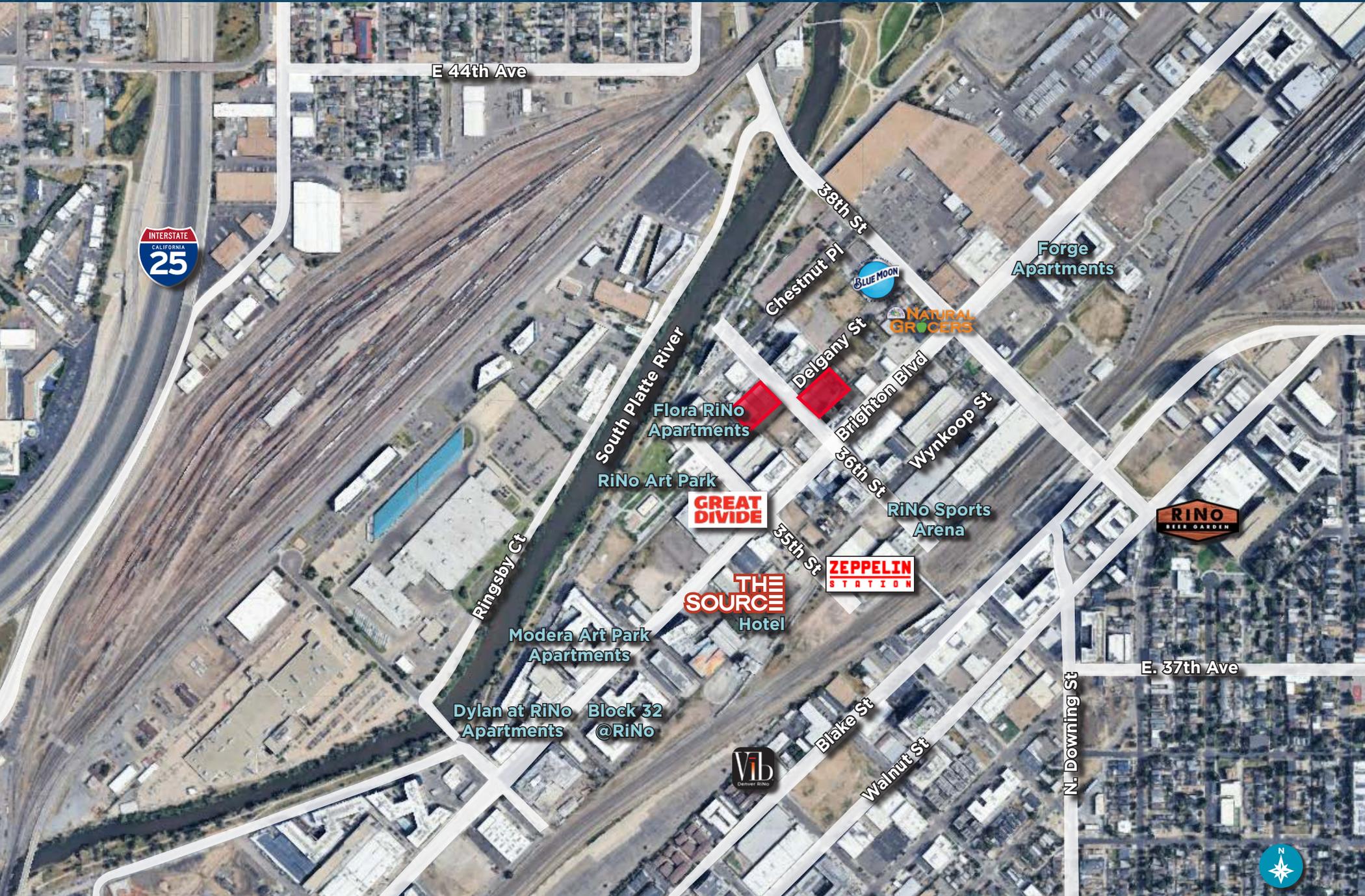
## RiNo District | Then & Now | From Gritty to Great

### Now: 2025

By 2025, the landscape has dramatically changed. The area has been redeveloped into a dynamic neighborhood featuring residential complexes, office spaces, and cultural institutions. Notable developments include The Current, River North, a 12-story office building offering modern amenities and panoramic views of Denver. The transformation reflects a broader trend in Denver's urban planning, emphasizing mixed-use development and connectivity.

This evolution from an industrial zone to a bustling urban neighborhood exemplifies Denver's commitment to revitalizing its urban core, promoting sustainable development, and enhancing the quality of life for its residents.





## Area At A Glance

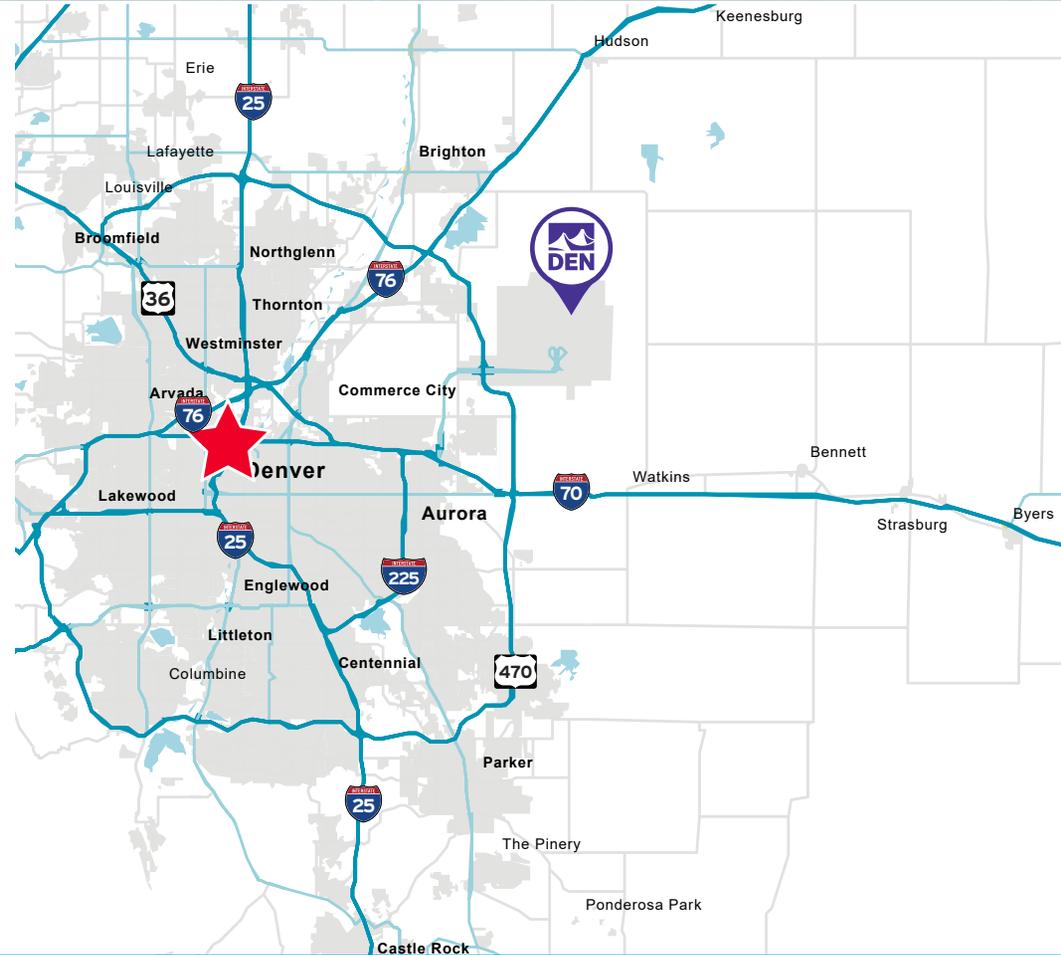
	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	16,747	179,691	429,649
<b>ANNUAL GROWTH (2020 - 2024)</b>	3.0%	0.8%	1.7%
<b>ANNUAL HH GROWTH (2020 - 2024)</b>	5.6%	2.2%	20,242



**\$111,303**  
Avg. HH Income  
3-Mile Radius



**215,108**  
Daytime Employment  
3-Mile Radius



For more information, please contact the Residential Land Services Team:

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