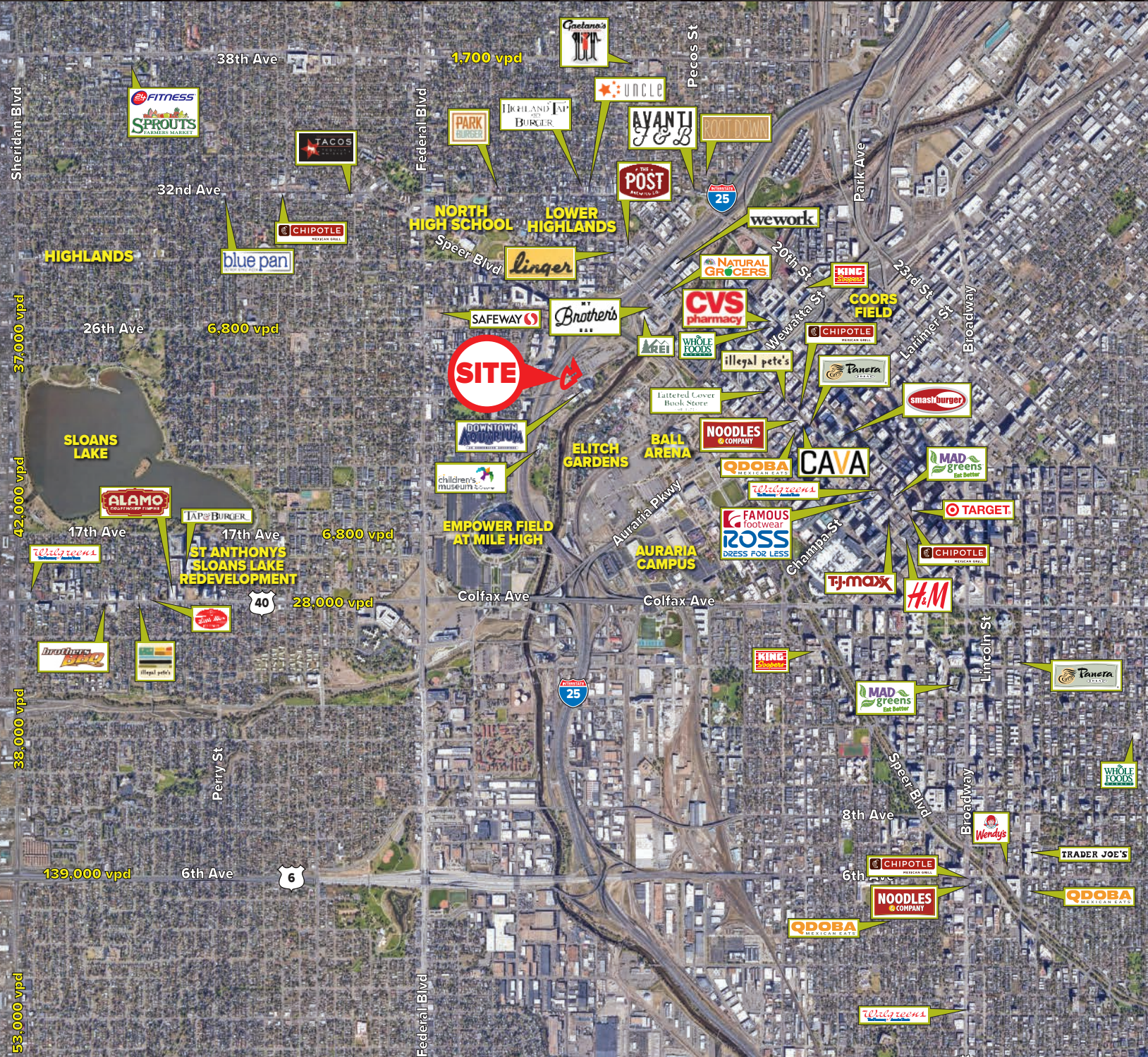


LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	29,422	246,258	480,832
2029 PROJECTED POPULATION	30,016	259,072	491,470
2024 EST. DAYTIME POPULATION	55,683	285,576	467,370
2024 EST. AVG HH INCOME	\$172,677	\$134,754	\$136,396
2024 EST. HOUSEHOLDS	18,014	129,010	233,715
2024 EST. BUSINESSES	3,534	20,426	36,597

TRAFFIC

WATER STREET
7,583 VEHICLES PER DAY

I-25
244,471 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

695 Water Street + 2323 7th Street

Denver, CO 80211

AVAILABLE FOR SALE



HIGHLIGHTS

PRIME DEVELOPMENT OPPORTUNITY IN DENVER

DISCOVER AN EXCEPTIONAL INVESTMENT WITH TWO PREMIER PARCELS OF LAND AVAILABLE AT **695 WATER STREET AND 2323 7TH STREET** IN THE HEART OF DENVER. THESE WELL-POSITIONED PROPERTIES OFFER A RARE CHANCE TO DEVELOP IN ONE OF THE CITY'S MOST SOUGHT-AFTER AREAS.

CENTRALLY SITUATED WITH EXCELLENT ACCESS TO MAJOR HIGHWAYS, PUBLIC TRANSIT, AND THRIVING BUSINESS DISTRICTS.

IDEAL FOR COMMERCIAL, RESIDENTIAL, OR MIXED-USE DEVELOPMENT.

OFFERED AT \$12,500,000 FOR BOTH PARCELS, PROVIDING UNMATCHED POTENTIAL FOR GROWTH AND PROFITABILITY.

SEIZE THIS OPPORTUNITY TO SHAPE DENVER'S FUTURE—THESE PARCELS WON'T LAST LONG!

Peter Pavlakis

720.529.2990

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LEGEND
PARTNERS

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