

# 1457

## N CORONA ST

DENVER, CO 80218

SALE PRICE

**\$500,000**



**5,062 SF DEVELOPMENT LOT**

-PERMISSIVE C-MS-8 ZONING



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### Unique Properties, Inc

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# PROPERTY HIGHLIGHTS

Price:	\$500,000
APN:	0502206014000
Lot Size:	5,062 SF
Price/PSF:	\$98.78
Dimensions:	125' x 40.50'
County:	Denver
Zoning:	C-MS-8
Property Taxes:	\$14,060.49

## PROPERTY DESCRIPTION

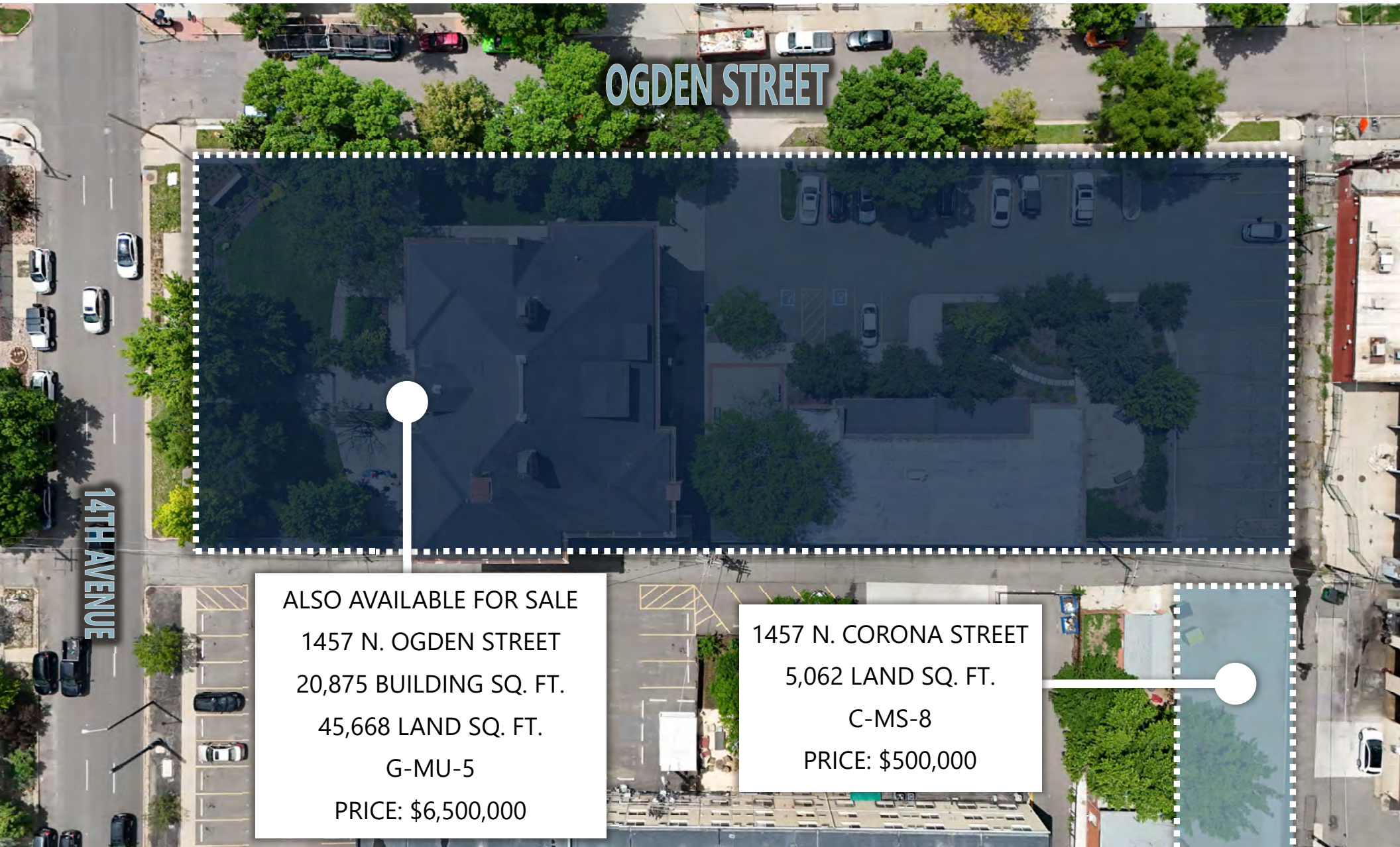
Unique Properties, Inc is pleased to present to qualified investors the opportunity to purchase 1457 N Corona Street in Denver, Colorado. This property is 5,062 SF development site that is located in the sought after neighborhood of Cap Hill. There is a plethora of new development taking place near the property. The site is a block off of Colfax and there is a plethora of shopping, dining, and entertainment options nearby. This property sits on the door step of both the Ogden Theater and Fillmore Auditorium. The highest and best use for the property is residential development. The property is currently being used as auxiliary parking for a neighboring site.

- Great location | In the heart of Capitol Hill
- Steps away from both the Ogden Theater and Fillmore Auditorium
- Great demographics | \$99,702 AHHI (1 Mile Radius)
- Plethora of shopping, dining, and entertainment options nearby.
- Alley access on the north and west side of the property.
- Permissive Main Street zoning.
- 1420 Ogden Street Also Available | \$6,500,000
- 1457 Corona Street is protected by a preservation easement held by Historic Denver, Inc.





# OVERHEAD AERIAL





DOWNTOWN  
DENVER

BROADWAY

PARK AVENUE



COLFAX AVENUE



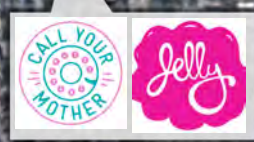
MOREY  
MIDDLE SCHOOL



SITE

13TH AVENUE

GOLDEN  
TRIANGLE



8TH AVENUE



CLARKSON STREET

SPEER BLVD

6TH AVENUE





# NEARBY ENTERTAINMENT





# ZONING DISTRICT SPECIFIC STANDARDS

Not to Scale. Illustrative Only.



C-MS-8		
HEIGHT		
A	Stories (max)	5
A	Feet (min/max)	24'/70'
SITING		
B	Primary Street (min build-to % within min/max range)	75% 10'/15'
SETBACKS		
C	Primary Street (min)	10'
D	Side Street (min)	7.5'
E	Side Interior (min)	5'
F	Side Interior, adjacent to Protected District (min)	10'
	Rear (min)	0'
	Rear, adjacent to Protected District, where Alley (public or private) abuts a Rear Zone Lot Line (min)	0'
PARKING		
	Surface Parking between building and Primary Street/Side Street	Not Allowed
	Vehicle Access	From Alley
DESIGN ELEMENTS		
G	Dwelling Units Oriented to the Street	Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line.
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units
H	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	20'/25'
I	Transparency, Primary Street (min)	
J	Pedestrian Access	Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature.



# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>				<b>2024 Households by Household Inc:</b>			
2029 Projection	54,166	149,778	241,959	<\$25,000	6,026	14,412	20,229
2024 Estimate	53,184	146,876	237,119	\$25,000 - \$50,000	5,608	11,350	16,163
2010 Census	51,773	141,965	228,384	\$50,000 - \$75,000	5,528	13,241	19,142
Growth 2024-2029	1.85%	1.98%	2.04%	\$75,000 - \$100,000	3,969	9,949	14,295
Growth 2020-2024	2.73%	3.46%	3.82%	\$100,000 - \$125,000	2,692	7,195	10,860
Median Age	35.40	35.80	36.00	\$125,000 - \$150,000	2,748	7,774	11,826
Average Age	37.70	37.90	37.90	\$150,000 - \$200,000	3,694	9,117	13,920
<b>2024 Population by Race:</b>				\$200,000+	3,374	12,023	20,832
White	40,068	108,805	170,821	<b>2024 Population by Education:</b>			
Black	3,674	9,727	15,279	Some High School, No Diploma	1,224	4,707	10,061
Am. Indian & Alaskan	351	1,046	1,939	High School Grad (Incl Equivalency)	4,807	11,461	18,639
Asian	1,525	4,589	6,981	Some College, No Degree	8,580	22,056	32,918
Hawaiian & Pacific Island	17	58	82	Associate Degree	3,922	10,296	15,185
Other	7,550	22,651	42,017	Bachelor Degree	18,779	51,022	77,555
Hispanic Origin	7,260	22,163	42,783	Advanced Degree	11,076	30,385	48,548
<b>U.S. Armed Forces:</b>				<b>2024 Population by Occupation</b>			
<b>Households:</b>	<b>15</b>	<b>113</b>	<b>169</b>	Real Estate & Finance	3,490	9,467	15,846
2029 Projection	34,236	86,775	129,896	Professional & Management	32,829	89,320	136,031
2024 Estimate	33,640	85,061	127,268	Public Administration	1,353	3,827	5,504
2010 Census	32,939	82,191	122,670	Education & Health	8,083	21,166	32,540
Growth 2024-2029	1.77%	2.02%	2.06%	Services	4,466	11,831	18,666
Growth 2020-2024	2.13%	3.49%	3.75%	Information	1,462	3,678	5,635
Owner Occupied	7,230	23,738	43,308	Sales	6,265	16,194	25,915
Renter Occupied	25,113	61,526	84,251	Transportation	2,691	6,608	9,790
<b>2024 Avg Household Income</b>	<b>\$99,702</b>	<b>\$111,793</b>	<b>\$118,257</b>	Retail	2,780	6,895	10,711
<b>2024 Med Household Income</b>	<b>\$73,461</b>	<b>\$83,864</b>	<b>\$89,164</b>	Wholesale	1,108	2,280	3,864
				Manufacturing	1,819	5,254	8,119
				Production	1,755	4,726	7,499
				Construction	1,070	3,467	5,569
				Utilities	1,241	3,707	5,642
				Agriculture & Mining	266	876	1,533
				Farming, Fishing, Forestry	86	223	351
				Other Services	2,169	4,679	7,835





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