

**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

TCN  
COMMERCIAL  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
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1457 N. Corona Street, Denver, CO 80218

## Team Contacts

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### **Unique Properties, Inc**

400 South Broadway | Denver, CO 80209  
[www.uniqueprop.com](http://www.uniqueprop.com)

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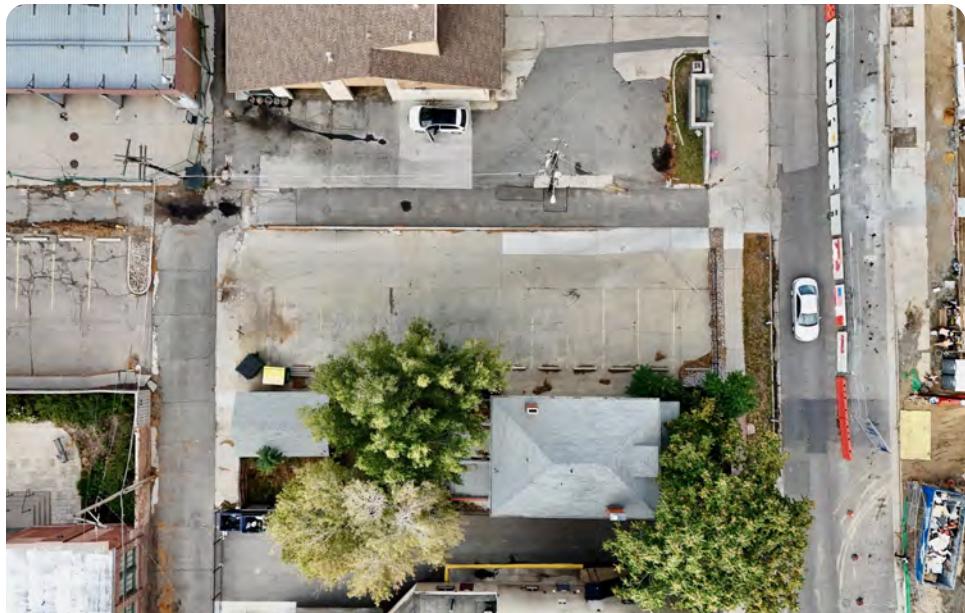
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

# 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

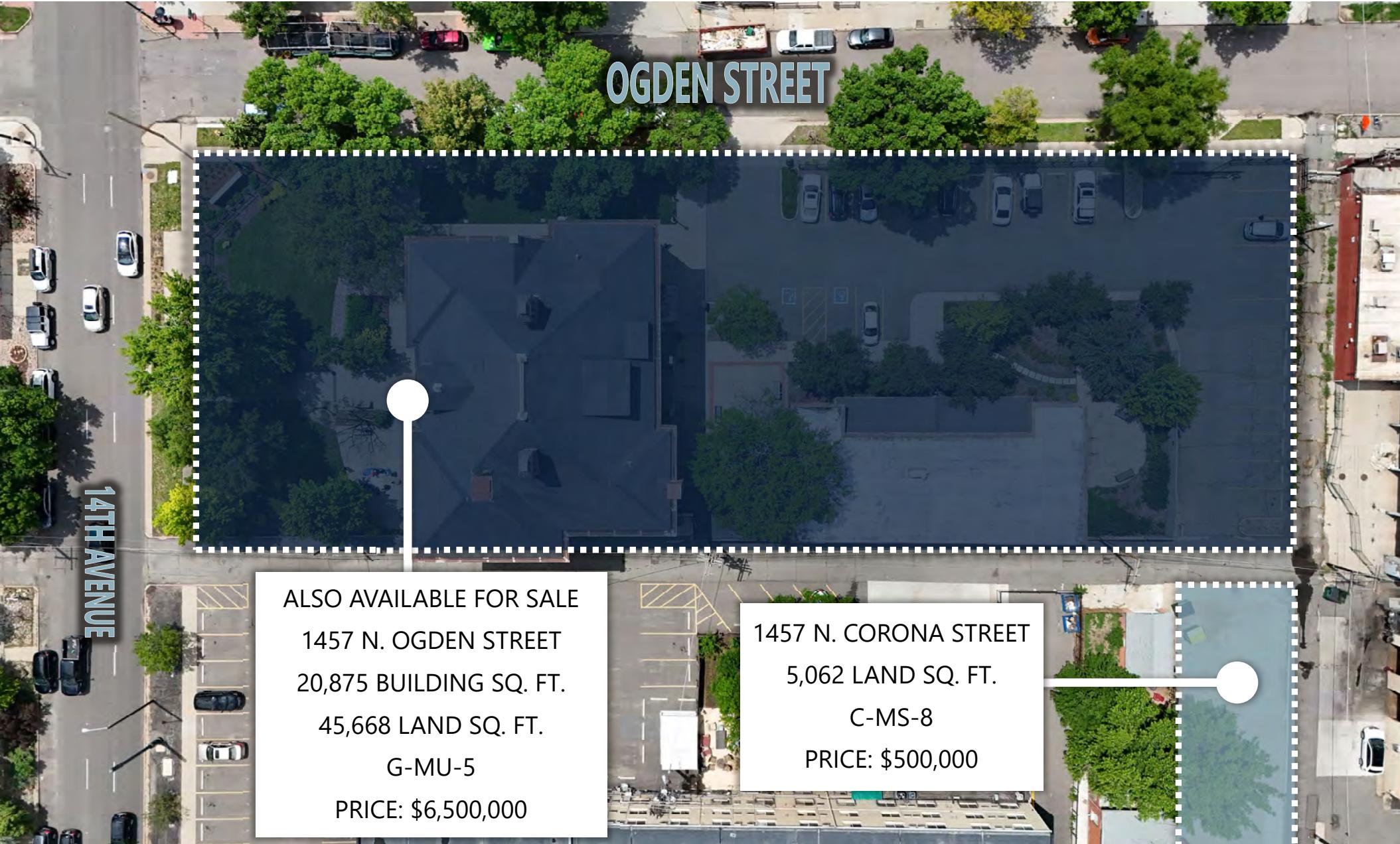
## PROPERTY DESCRIPTION

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

Health  
ONE<sup>®</sup> Presbyterian/St. Luke's  
Medical Center

EAST  
HIGH  
SCHOOL

GOLDEN  
TRIANGLE

WEST  
HIGH  
SCHOOL

SPEER BLVD

6TH AVENUE

COLFAX AVENUE



**Argonaut**  
WINE & LIQUOR  
HAS IT!

**SITE**

MOREY

MIDDLE SCHOOL



**KING**  
Soopers

**TRADER JOE'S**

CLARKSON STREET

**Angelo's**  
TAVERNA

**SAFEWAY**

13TH AVENUE

DENVER BOTANIC  
GARDENS

CHEESMAN  
PARK

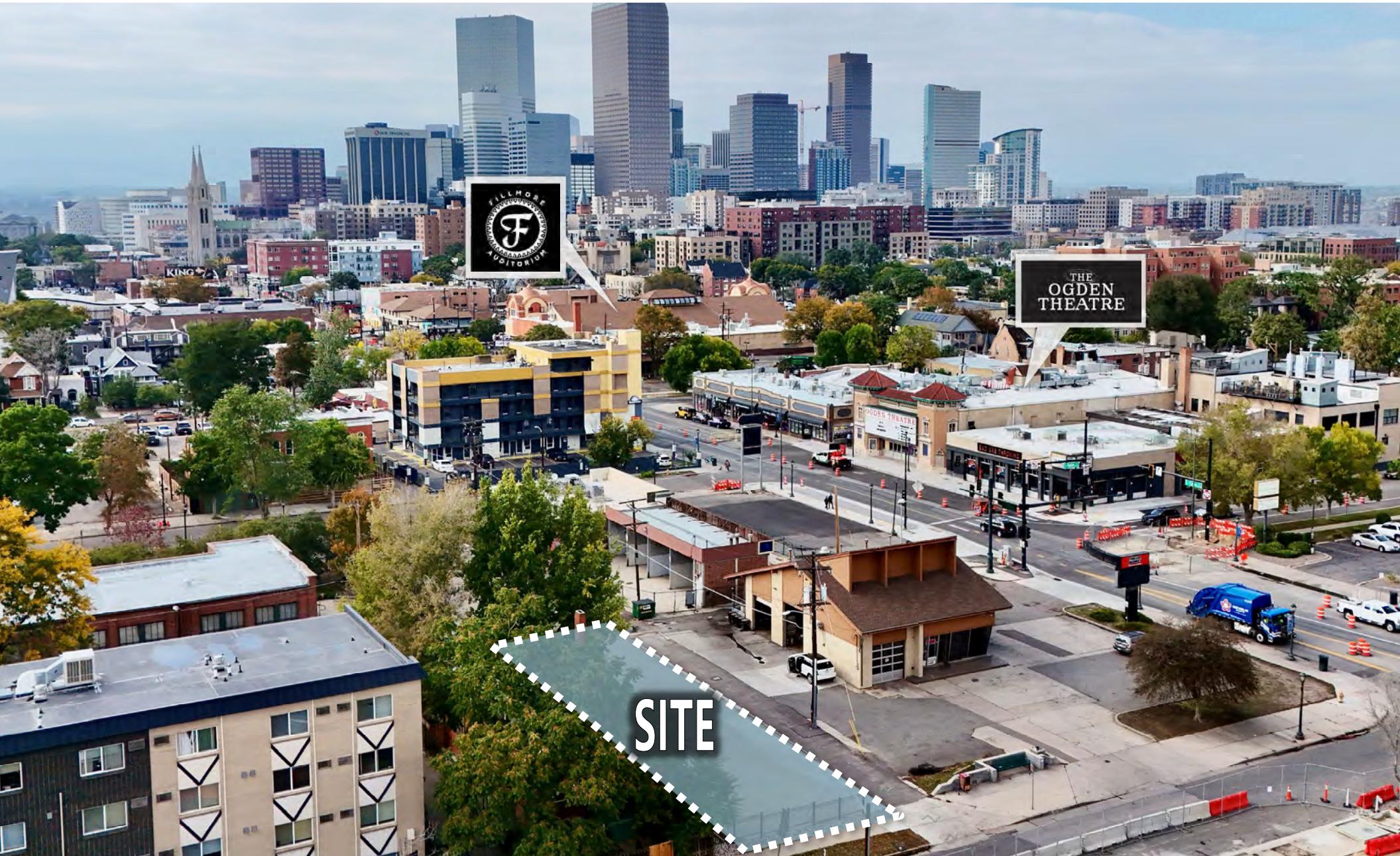
CONGRESS  
PARK

8TH AVENUE



N

## 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) Rear (min)	10' 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. Structure may contain Side-by-Side Dwelling Units
	Dwelling Unit Configuration	
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

<b>Radius</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>
<b>Population:</b>			
2029 Projection	54,166	149,778	241,959
2024 Estimate	53,184	146,876	237,119
2010 Census	51,773	141,965	228,384
Growth 2024-2029	1.85%	1.98%	2.04%
Growth 2020-2024	2.73%	3.46%	3.82%
Median Age	35.40	35.80	36.00
Average Age	37.70	37.90	37.90
<b>2024 Population by Race:</b>			
White	40,068	108,805	170,821
Black	3,674	9,727	15,279
Am. Indian & Alaskan	351	1,046	1,939
Asian	1,525	4,589	6,981
Hawaiian & Pacific Island	17	58	82
Other	7,550	22,651	42,017
Hispanic Origin	7,260	22,163	42,783
<b>U.S. Armed Forces:</b>	<b>15</b>	<b>113</b>	<b>169</b>
<b>Households:</b>			
2029 Projection	34,236	86,775	129,896
2024 Estimate	33,640	85,061	127,268
2010 Census	32,939	82,191	122,670
Growth 2024-2029	1.77%	2.02%	2.06%
Growth 2020-2024	2.13%	3.49%	3.75%
Owner Occupied	7,230	23,738	43,308
Renter Occupied	25,113	61,526	84,251
<b>2024 Avg Household Income</b>	<b>\$99,702</b>	<b>\$111,793</b>	<b>\$118,257</b>
<b>2024 Med Household Income</b>	<b>\$73,461</b>	<b>\$83,864</b>	<b>\$89,164</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	6,026	14,412	20,229
\$25,000 - \$50,000	5,608	11,350	16,163
\$50,000 - \$75,000	5,528	13,241	19,142
\$75,000 - \$100,000	3,969	9,949	14,295
\$100,000 - \$125,000	2,692	7,195	10,860
\$125,000 - \$150,000	2,748	7,774	11,826
\$150,000 - \$200,000	3,694	9,117	13,920
\$200,000+	3,374	12,023	20,832
<b>2024 Population by Education:</b>			
Some High School, No Diploma	1,224	4,707	10,061
High School Grad (Incl Equivalency)	4,807	11,461	18,639
Some College, No Degree	8,580	22,056	32,918
Associate Degree	3,922	10,296	15,185
Bachelor Degree	18,779	51,022	77,555
Advanced Degree	11,076	30,385	48,548
<b>2024 Population by Occupation</b>			
Real Estate & Finance	3,490	9,467	15,846
Professional & Management	32,829	89,320	136,031
Public Administration	1,353	3,827	5,504
Education & Health	8,083	21,166	32,540
Services	4,466	11,831	18,666
Information	1,462	3,678	5,635
Sales	6,265	16,194	25,915
Transportation	2,691	6,608	9,790
Retail	2,780	6,895	10,711
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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