

# UPTOWN DEVELOPMENT SITE

1618 LAFAYETTE STREET | DENVER, CO | 80218

C-MS-5  
ZONING

9,362  
LAND SF

FOR SALE: \$2,059,568

10,108 SF  
FOR SALE

1618 LAFAYETTE ST



400 S. BROADWAY | DENVER, CO | 80209 | 303.321.5888 | [www.uniqueprop.com](http://www.uniqueprop.com)



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## EXCLUSIVE AGENTS



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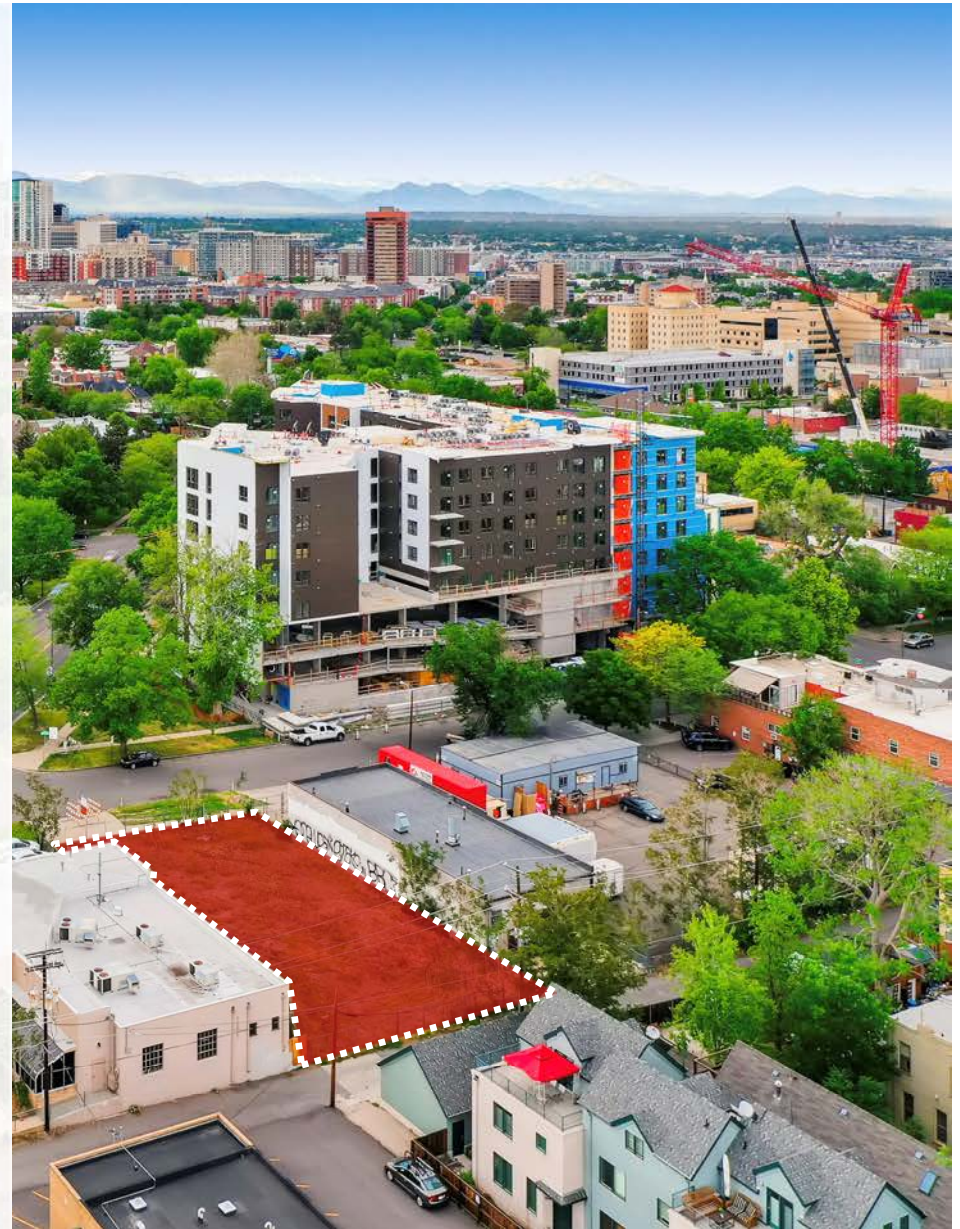
## THE OFFERING

1614 Lafayette Street is a 9,362 square foot piece of land located near the intersection of Park Avenue, 16th Avenue, and Lafayette Street. The property is zoned for 5 stories and it also has Main Street zoning which would allow for a developer to build up to the lot line on the ground floor.

## INVESTMENT HIGHLIGHTS

- 5 story zoning with zero setbacks on the ground floor.
- 2 Blocks from Presbyterian St. Luke's and St. Joe's
- Plethora of Dining, Shopping, and Entertainment options nearby.
- 1614 Lafayette is for sale for a total of 19,470 SF of land.

ADDRESS:	1618 Lafayette Street, Denver, CO 80218
PRICE:	\$2,059,568
SCHEDULE NUMBER:	02354-16-068-000
LAND SF:	9,362
LAND PSF:	\$221,65
ZONING:	C-MS-5
COUNTY:	DENVER
LAFAYETTE FRONTAGE:	74.896 FEET
TAXES:	\$25,204.74





# ZONING



## ZONING: C-MS-5 | UO-1 | UO-2 | DO-3

**C-MS-5:** Applies primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 5 stories is desired.

Source - [https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver\\_Zoning\\_Code\\_Article7\\_Urban\\_Center.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver_Zoning_Code_Article7_Urban_Center.pdf)

**UO-1:** There is hereby created a Use Overlay District designated as the Adult Use Overlay District.

**UO-2:** There is hereby created a use overlay district designated as the Billboard Use Overlay District .

**DO-3:** There is hereby created a Design Overlay District designated as the Lafayette Design Overlay District (DO-3). The DO-3 District includes Lots 1 through 3, and Lots 20 through 38, Block 27, Park Avenue Addition to Denver.

1. The maximum building height shall be 60 feet
2. There shall be an upper story building setback that shall prevent any portion of a building on the eastern 55 feet of lots 20 through 36, Block 27, Park Avenue Addition to Denver, to be in excess of 36 feet high
  - a. Terraces at the level of the upper story setback may extend no closer than 35 feet to the eastern lot lines
  - b. Unwalled balconies in the upper story building setback may extend no closer than 45 feet to the eastern lot lines
  - c. Flush mounted solar panels may encroach any distance into the upper story setback space.

Source - [https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver\\_Zoning\\_Code\\_Article9\\_Special\\_Districts.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver_Zoning_Code_Article9_Special_Districts.pdf)

The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.

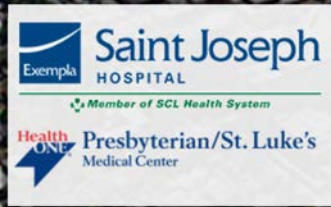
CHERRY  
CREEK

CITY  
PARK

EAST  
HIGH SCHOOL

COLFAX AVE

CHEESMAN  
PARK



PARK AVE



# DOWNTOWN DENVER



COLFAX AVE

PARK AVE



RINO

FIVE POINTS





# NEARBY DEVELOPMENT PROJECTS

## ALEXAN 20TH STREET

- 358 Apartment Units
- TBD Completion

## SOVA APARTMENTS - 19TH & GRANT ST

- 211 Apartment Units
- 2019 Completion

## 17TH & PEARL APARTMENTS

- 315 Apartment Units | 9,000 SF of Retail
- 2019/2020 Completion

## PARK 17 - 1655 LAFAYETTE ST

- 190 Apartment Units | 14,000 SF of Retail
- 2019 Completion

## 600 PARK

- 238 Apartment Units
- TBD Completion

## ALEXAN ARAPAHOE SQUARE

- 335 Apartment Units
- 2019 Completion

## NAVA UPTOWN CONDOS 575 E 20TH AVENUE

- 249 Condo Units
- 2020 Completion

## BROADSTONE UPTOWN 1160 E. 18TH AVE & 1780 MARION ST

- 254 Residential Units
- TBD Completion

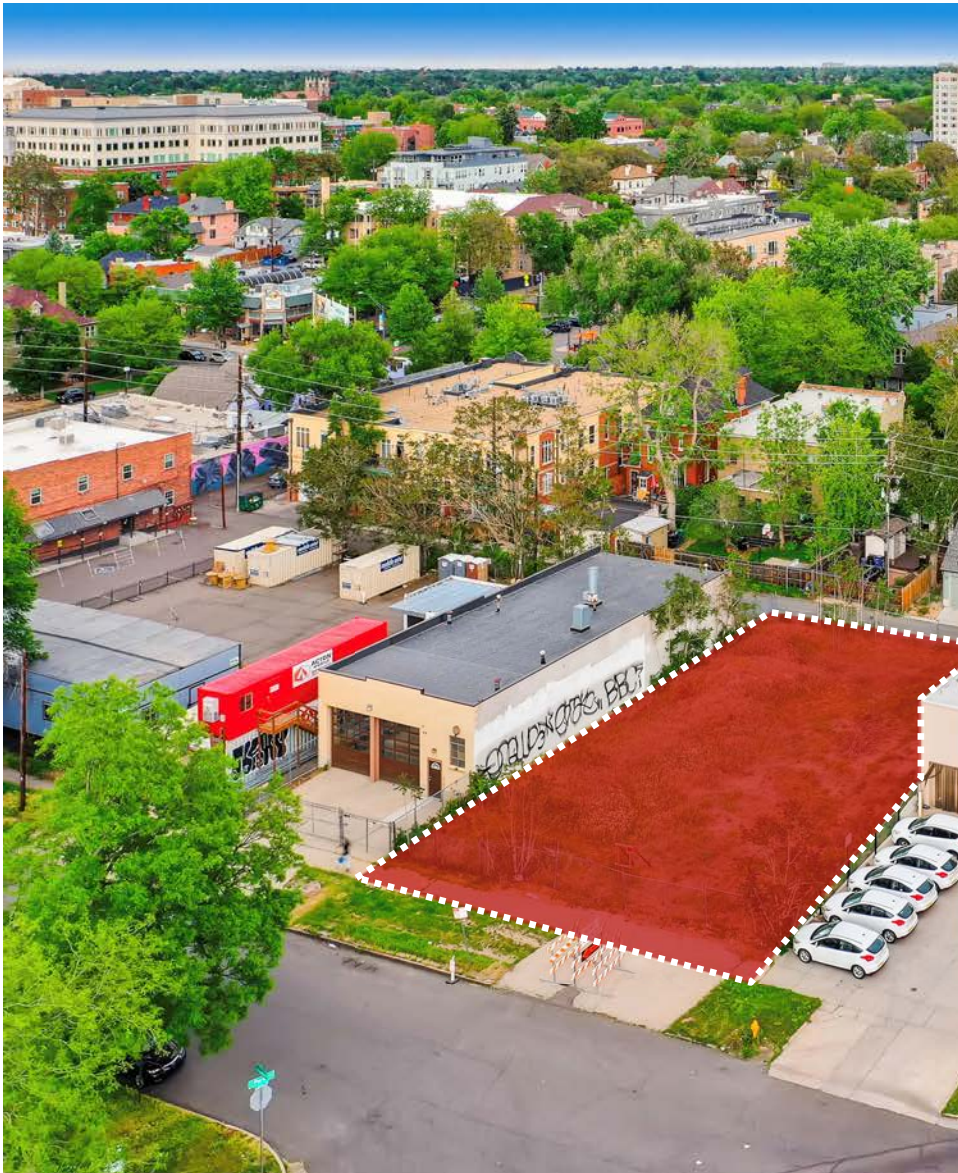


PARK AVE

COLEFAX AVE



# DEMOGRAPHICS



Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2024 Projection	51,414	152,377	259,667
2019 Estimate	47,353	139,246	236,052
2010 Census	40,280	111,121	180,091
Growth 2019-2024	8.58%	9.43%	10.00%
Growth 2010-2019	17.56%	25.31%	31.07%
2019 Population Hispanic Origin	5,206	21,906	51,488
<b>2019 Population by Race:</b>			
White	39,331	115,645	196,341
Black	4,669	13,381	22,226
Am. Indian & Alaskan	612	1,880	3,759
Asian	1,133	3,757	6,215
Hawaiian & Pacific Island	29	163	307
Other	1,578	4,419	7,205
<b>U.S. Armed Forces:</b>			
	<b>16</b>	<b>39</b>	<b>123</b>
<b>Households:</b>			
2024 Projection	32,479	86,928	134,745
2019 Estimate	29,974	79,442	122,637
2010 Census	25,852	63,290	94,308
Growth 2019 - 2024	8.36%	9.42%	9.87%
Growth 2010 - 2019	15.94%	25.52%	30.04%
Owner Occupied	7,485	25,411	47,116
Renter Occupied	22,489	54,031	75,521
<b>2019 Avg Household Income</b>			
	<b>\$74,575</b>	<b>\$91,379</b>	<b>\$97,542</b>
<b>2019 Med Household Income</b>			
	<b>\$55,134</b>	<b>\$65,474</b>	<b>\$68,504</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	7,446	16,351	24,526
\$25,000 - \$50,000	6,152	14,175	21,266
\$50,000 - \$75,000	5,733	14,193	20,420
\$75,000 - \$100,000	3,679	9,487	14,226
\$100,000 - \$125,000	2,244	6,859	10,440
\$125,000 - \$150,000	1,329	4,456	6,991
\$150,000 - \$200,000	1,825	6,572	10,931
\$200,000+	1,567	7,349	13,836

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