

5107 - 5135

EMERSON STREET  
DENVER, CO 80216

\$4,995,000  
SALE PRICE

48,445 SF  
LAND SF



 LARGE DEVELOPMENT LOT

51ST AVENUE  
CARPIO  
SANGUINETTE  
PARK

EMERSON STREET  
SITE

5 PARCELS - WILL SELL SEPARATELY  
ACROSS FROM NEW PARK  
CAN BUILD UP TO 7 STORIES

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## Exclusive Agents

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### Unique Properties, Inc

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$4,995,000
Lot Size:	48,445 SF
Price / PSF:	\$103.11
Price / Acre:	\$4,491,324
Dimensions:	125' x 387'
Zoning:	G-RX-5
Parcels:	5
County:	Denver

## PROPERTY OVERVIEW

5107 - 5135 Emerson Street is a 48,445 square foot development lot located on the border of the Globeville and the Elyria-Swansea neighborhood. This property is in the path of development, as there is significant investments being made nearby. Recently the area saw the completion of the 51st Avenue Bridge; this bridge was very important for connecting Globeville to the Stock Show Complex. Across the street from the property, the City and County of Denver is getting ready to open the NEW 14 Acre Carpio Sanguinette Park. The city has big plans to transform this neighborhood from industrial to an urban community over the next several years.

## PROPERTY HIGHLIGHTS

- Located in a QCT and DDA
- Adjacent to the multi-billion dollar National Western Stock Show development.
- Located on the hard corner.
- Could build up to 7 stories with affordable housing.
- Across from the NEW Carpio Sanguinette Park
- 5 separate parcels | Could be sold individually

58TH AVENUE



WASHINGTON STREET



HERON POND  
HELLER OPEN SPACE



CARPO  
GUINETTE  
PARK

BRIGHTON BLVD

SITE



51ST AVENUE

5090 BROADWAY  
RECREATION CENTER

ARGO  
PARK



48TH AVE / BRIGHTON BLVD  
@ NAT'L WESTERN CTR  
LIGHT RAIL STATION



SWANSEA PARK

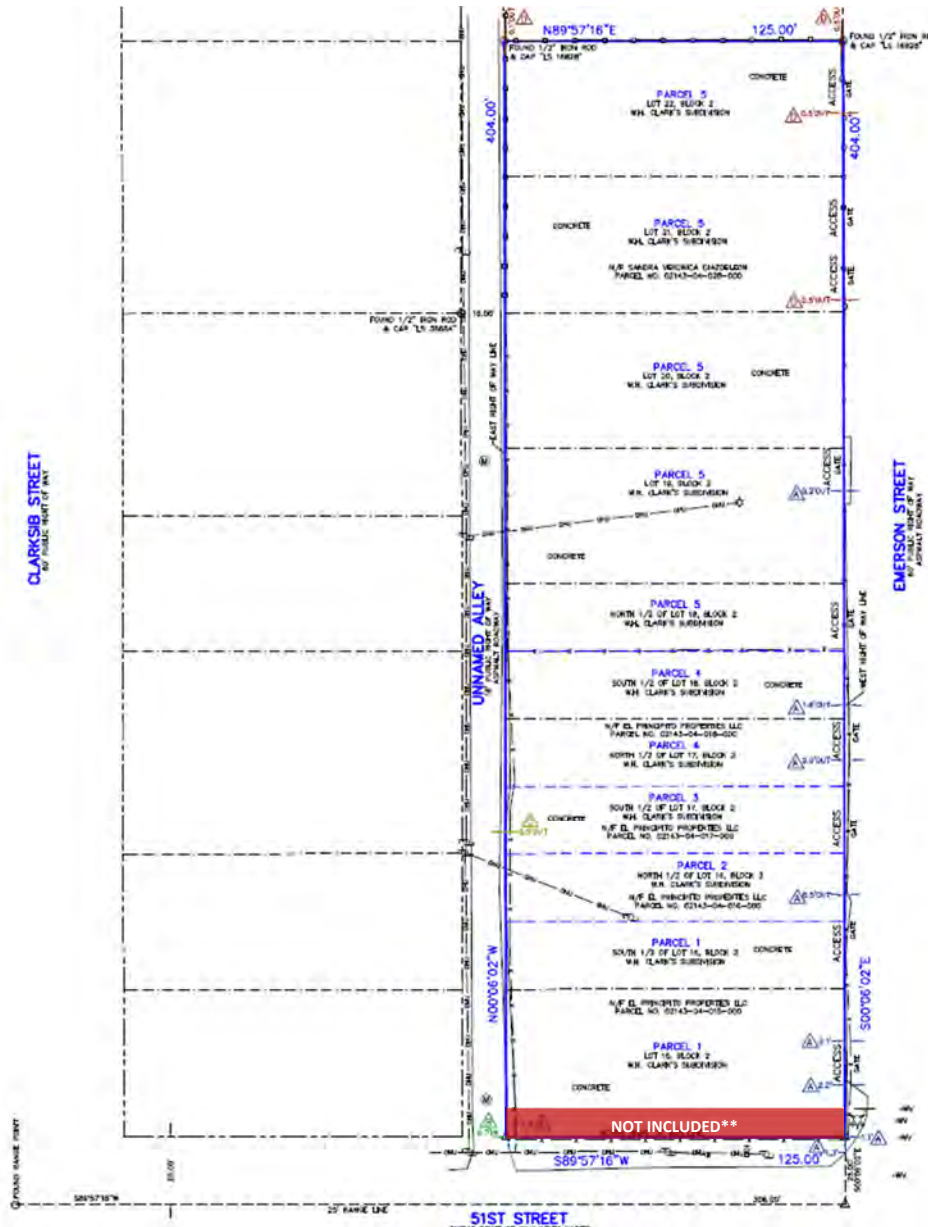
SWANSEA  
RECREATION CENTER



GARDEN PLACE  
ELEMENTARY



# SURVEY



\*\* CITY AND COUNTY OF DENVER IS TAKING APPROXIMATELY 2,050 SF FOR NEW RIGHT OF WAY. TOTAL REMAINING IS 48,445 SF.

## PARCEL 1

- APPROXIMATELY 7,825 SF AFTER CITY REMOVES 2,050 SF.

## PARCEL 2

- 3,125 SF

## PARCEL 3

- 3,120 SF

## PARCEL 4

- 6,250 SF

## PARCEL 5

- 28,125 SF

# DOWNTOWN DENVER



51ST AVENUE

CARPIO  
SANGUINETTE  
PARK

EMERSON STREET

SITE

# ZONING



## G-RX-5

### HEIGHT

A	Feet (min/max)	na / 70'
	Stories/Feet with incentives (max)	7 / 95'

### SITING

B	Primary Street (min build -to % within min/max range)	75% 0'/10'
C	Side Street (min build -to % within min/max range)	N/A

### SETBACKS

	Primary Street (min)	0'
	Side Street (min)	0'
	Side Interior (min)	0'
D	Side Interior, adjacent to Protected District (min)	10'
	Rear (min)	0'
	Rear , adjacent to Protected District, alley/no alley (min)	0' / 10'

### PARKING

E	Surface Parking Screening	See Division 10.5
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### BUILDING CONFIGURATION

F	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	20' / 25'
G	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	35' / 40'

### STREET LEVEL ACTIVATION

H	Transparency, Primary Street (min)	60% / Residential Only Buildings: 40%
I	Transparency, Side Street (min)	25%
J	Pedestrian Access, Primary Street	Entrance

SOURCE - [https://denvergov.org/files/assets/public/v/5/community-planning-and-development/documents/zoning/denver-zoning-code/denver\\_zoning\\_code\\_article6\\_general\\_urban.pdf](https://denvergov.org/files/assets/public/v/5/community-planning-and-development/documents/zoning/denver-zoning-code/denver_zoning_code_article6_general_urban.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.

# CARPIO SANGUINETTE PARK



**LEGEND - PARK MASTER PLAN**

- ① DEVELOPMENT PARCEL
- ② FUTURE BUILT COMMUNITY USE
- ③ PARKING
- ④ PLAYGROUND
- ⑤ RIVER OVERLOOK
- ⑥ PICNIC AREA
- ⑦ RESTROOMS
- ⑧ PAVILION
- ⑨ ALAMEDA
- ⑩ AMPHITHEATER
- ⑪ ATHLETIC FIELD
- ⑫ WATER QUALITY OVERLOOK
- ⑬ OBSERVATION PLATFORMS
- ⑭ BIRD BLIND
- ⑮ NATURE OVERLOOK

Carpio Sanguinette Park is one of Denver’s newest parks. Combined with Heron Pond / Heller Open Space the park covers nearly 80 Acres. The park will primarily serves the Globeville and Elyria Swansea neighborhoods as well as the future National Western Center Campus. The park is set to open in 2025. Carpio Sanguinette Park plans to have walking, biking, and running trails, as well as disc golf.



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# NATIONAL WESTERN CENTER



The National Western Center is currently going through a transformation. The site is the epicenter of agribusiness in the Rocky Mountain West currently, and for most of the 20th century. Just two miles north of downtown Denver, the National Western Center is a unique opportunity to connect the rural and urban economies, and become the new epicenter of innovative agribusiness.

State-of-the-art spaces will play host to concerts and festivals, farmers' markets, sporting events, trade shows and conventions, as well as office space, business incubators, classes, public art, cultural events, family activities, shops and more.

## THE CENTER

**Modern.** More than 2.2 million sq. ft. of new indoor and outdoor spaces for year-round events.

**Connected.** Safe and easy to access, with new multi-modal connections including an RTD N Line commuter rail station, bike lanes, walking paths, and two bridges across the South Platte River connecting to the Globeville neighborhood.

**Open.** The project will reveal and activate six acres of riverfront that has been inaccessible for generations. More than 20 acres of public plazas and flexible stockyards will also be available for programming.

**Historic.** The site will include several historic buildings dating to as early as 1898. They include the Stadium Arena — restored and remodeled to become Denver's first public market — and the Exchange Building, an icon of local agricultural heritage. Learn more about the history of the site.

**Sustainable.** They are pursuing a low-carbon, resilient campus with energy-efficient buildings that are powered by renewable energy, including thermal heat from wastewater.

SOURCE - <https://nationalwesterncenter.com/the-center/>

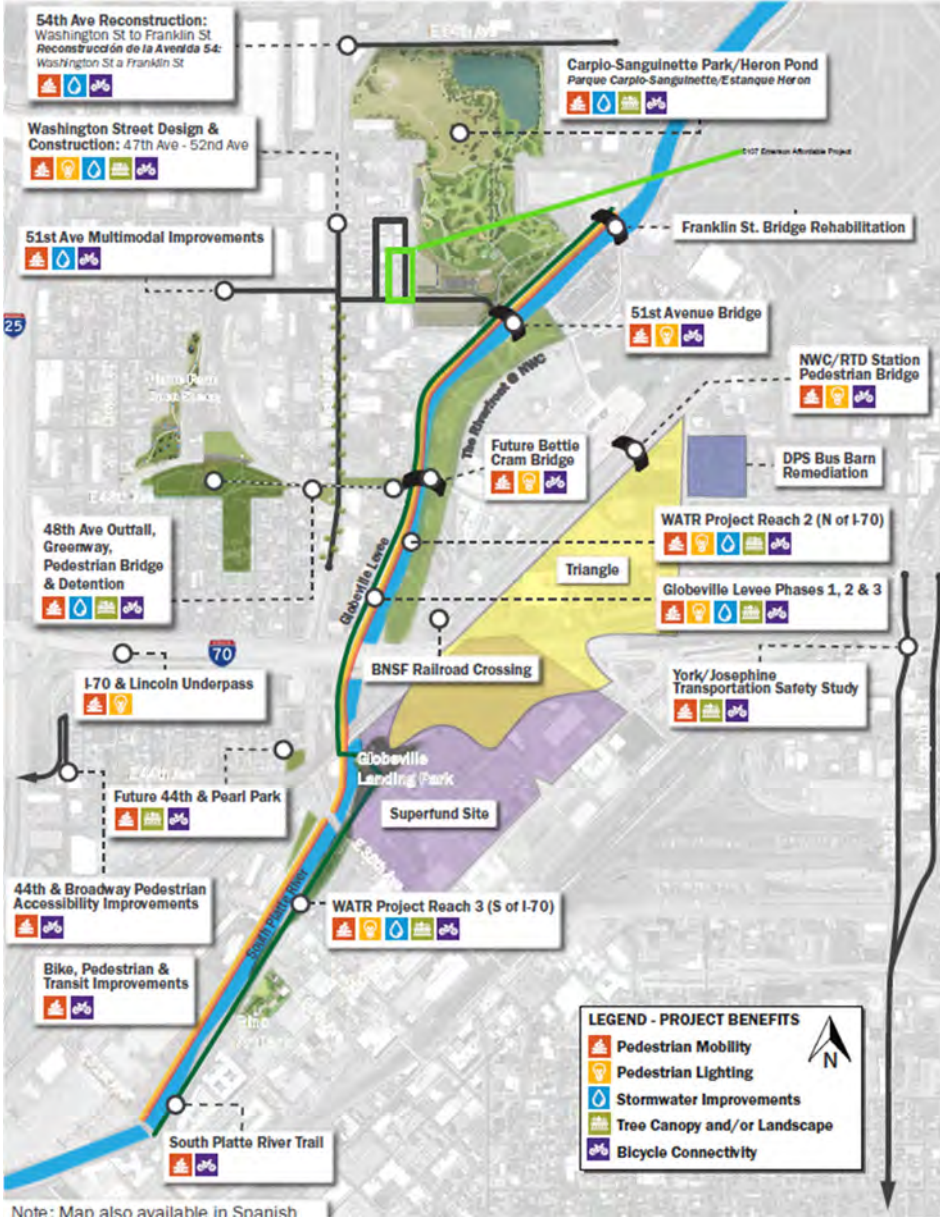


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# GES IMPROVEMENT PROJECTS



## GES IMPROVEMENT PROJECTS - Benefits Map Total Amount Invested ~ \$600 Million



BENEFIT	PROJECT	BUDGET (M)	CONSTRUCTION
	54 <sup>th</sup> Avenue Reconstructions	10.9	Q2 2027 - Q2 2028
	Washington St. Design & Construction: 47 <sup>th</sup> Ave - 52 <sup>nd</sup> Ave	23.0 14.0	Q2 2025 - Q4 2026
	Carpio-Sanguinette Park/Heron Pond	32.0	Q2 2022 - Q2 2025
	51 <sup>st</sup> Avenue Multimodal Improvements	14.0	Q1 2025 - Q1 2026
	Franklin St. Bridge Rehabilitation	1.5	Q3 2024 - Q4 2024
	51 <sup>st</sup> Avenue Bridge	5.0	Complete
	48 <sup>th</sup> Avenue Outfall, Greenway, Pedestrian Bridge & Detention	102.3 7.7	Q1 2025 - Q1 2026
	Future Betty Cram Bridge	3.5 5.5	Dependent on Grant
	NWC/RTD Station Ped Bridge	12.8 10.0	Dependent on Grant
	DPS Bus Barn Remediation	4.0 12.0	Dependent on Grant
	BNSF Railroad Crossing	0.05 0.45	Dependent on Grant
	Globeville Levee Phases 1, 2 & 3	50.0	Q4 2024 - Q2 2027
	York/Josephine Transportation Safety Study	0.5	N/A
	WATR Project Reach 2 (N of I-70)	180	TBD
	WATR Project Reach 3 (S of I-70)	85	TBD
	I-70 & Lincoln Underpass	2.2	Q3 2024 - Q4 2024
	44 <sup>th</sup> & Broadway Pedestrian Accessibility Improvements	3.8	Q1 2024 - Q4 2024
	Bike, Pedestrian & Transit Improvements	18.0	Q2 2027
<b>TOTAL:</b>		<b>\$598.2</b>	

Superfund Site: \$150-300M



**NEW 51ST AVENUE  
BRIDGE TO NATIONAL  
WESTERN CENTER**

**51ST AVENUE**

**CARPIO  
SANGUINETTE  
PARK**

**EMERSON STREET**

**SITE**



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**CARPIO  
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**51ST AVENUE**

**SITE**



# 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	4,070	30,438	114,379	<\$25,000	400	1,956	8,444
2024 Estimate	4,011	29,653	111,783	\$25,000 - \$50,000	169	1,717	6,336
2010 Census	4,013	27,800	107,764	\$50,000 - \$75,000	209	1,672	7,067
Growth 2024-2029	1.47%	2.65%	2.32%	\$75,000 - \$100,000	157	1,613	7,171
Growth 2010-2024	-0.05%	6.67%	3.73%	\$100,000 - \$125,000	85	938	4,892
Median Age	36.80	34.20	35.10	\$125,000 - \$150,000	137	1,335	5,458
Average Age	37.20	35.30	36.40	\$150,000 - \$200,000	0	1,244	6,011
<b>2024 Population by Race:</b>				\$200,000+	144	1,100	7,252
White	1,464	14,494	66,827	<b>2024 Population by Education</b>			
Black	369	2,382	9,133	Some High School, No Diploma	849	4,430	9,968
Am. Indian & Alaskan	116	606	1,692	High School Grad (Incl Equivalency)	786	3,969	12,939
Asian	25	480	2,880	Some College, No Degree	451	4,250	16,856
Hawaiian & Pacific Island	1	7	44	Associate Degree	277	2,192	6,863
Hispanic Origin	2,587	14,422	36,066	Bachelor Degree	405	6,105	30,604
Other	2,036	11,684	31,208	Advanced Degree	268	2,428	14,707
<b>U.S. Armed Forces:</b>				<b>2024 Population by Occupation</b>			
	<b>0</b>	<b>16</b>	<b>75</b>	Real Estate & Finance	46	1,142	5,764
<b>Households:</b>				Professional & Management	992	11,134	55,309
2029 Projection	1,324	11,907	53,879	Public Administration	13	372	2,102
2024 Estimate	1,303	11,573	52,630	Education & Health	296	3,018	13,085
2010 Census	1,297	10,719	50,498	Services	416	3,295	10,319
Growth 2024-2029	1.61%	2.89%	2.37%	Information	86	427	2,416
Growth 2010-2024	0.46%	7.97%	4.22%	Sales	418	3,066	12,292
Owner Occupied	521	4,579	19,442	Transportation	134	1,065	4,329
Renter Occupied	781	6,994	33,188	Retail	186	1,314	5,814
<b>2024 Avg Household Income</b>				Wholesale	114	521	1,747
	<b>\$85,513</b>	<b>\$102,378</b>	<b>\$114,258</b>	Manufacturing	154	1,124	4,457
<b>2024 Med Household Income</b>				Production	290	2,078	5,957
	<b>\$58,578</b>	<b>\$81,858</b>	<b>\$90,578</b>	Construction	459	1,600	4,254
				Utilities	93	1,096	3,196
				Agriculture & Mining	47	149	721
				Farming, Fishing, Forestry	38	122	153
				Other Services	68	883	3,307

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