

# 444

# LIPAN ST

DENVER, CO 80204

SALE PRICE

## \$1,835,000



### OWNER/ USER OPPORTUNITY

### INDUSTRIAL MIXED USE



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# PROPERTY HIGHLIGHTS

Address	444 N Lipan Street Denver, CO 80204
Sale Price	\$1,835,000
Building Size	6,048 SF
Lot Size	11,250 SF
Zoning	I-MX-5
Taxes (2023)	\$24,632
Parking	10 Spaces
Sprinklered	Yes
Drive-In Doors	3
Water Tap	3/4"

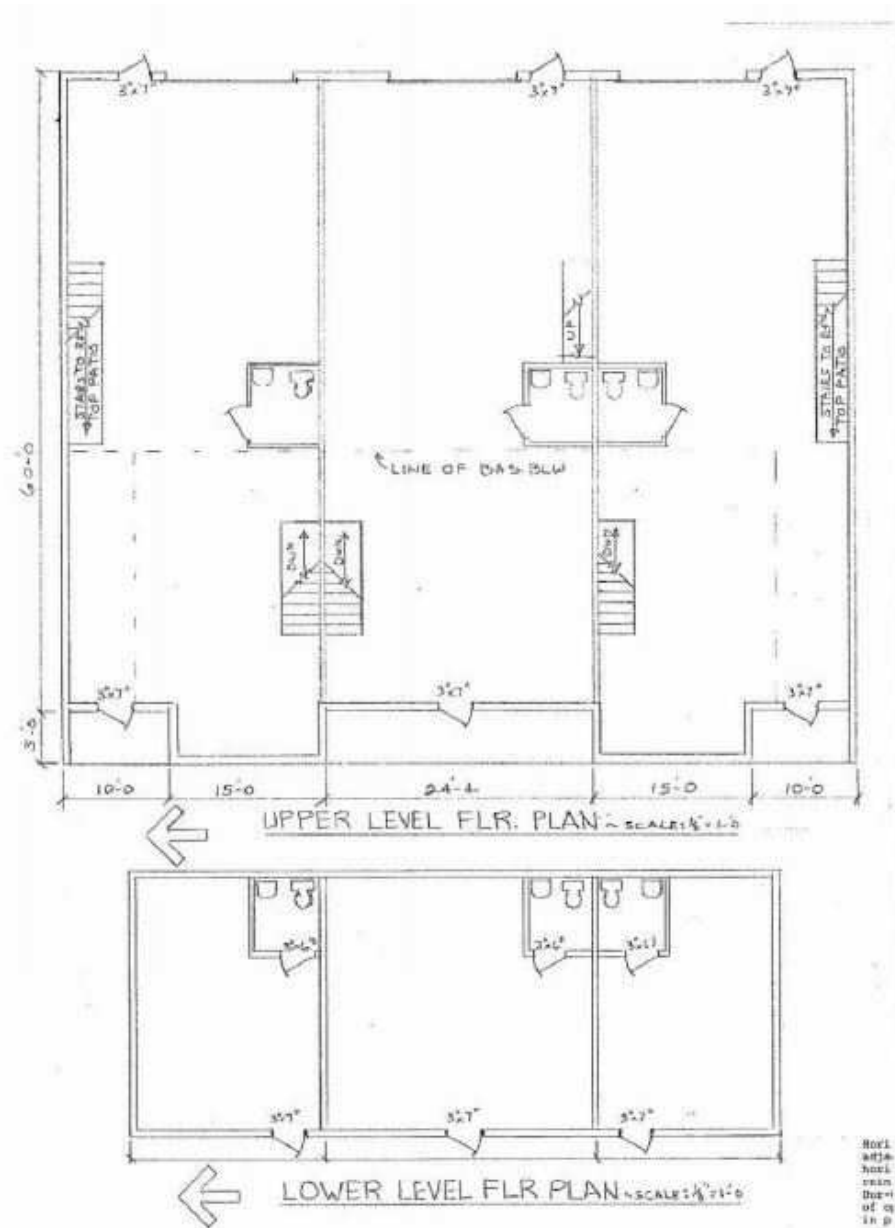
## PROPERTY DESCRIPTION

Unique Properties is pleased to present 444 Lipan Street to qualified developers or users looking for a versatile infill building located in the rapidly developing Baker Neighborhood Submarket of Denver. This two-story mixed use building can split into two separate units or re-developed up to 5 stories. Located one block South of W. 6th Ave Fwy, this property boasts a central location with quick access to Downtown Denver, The Denver Tech Center, and Denver International Airport.

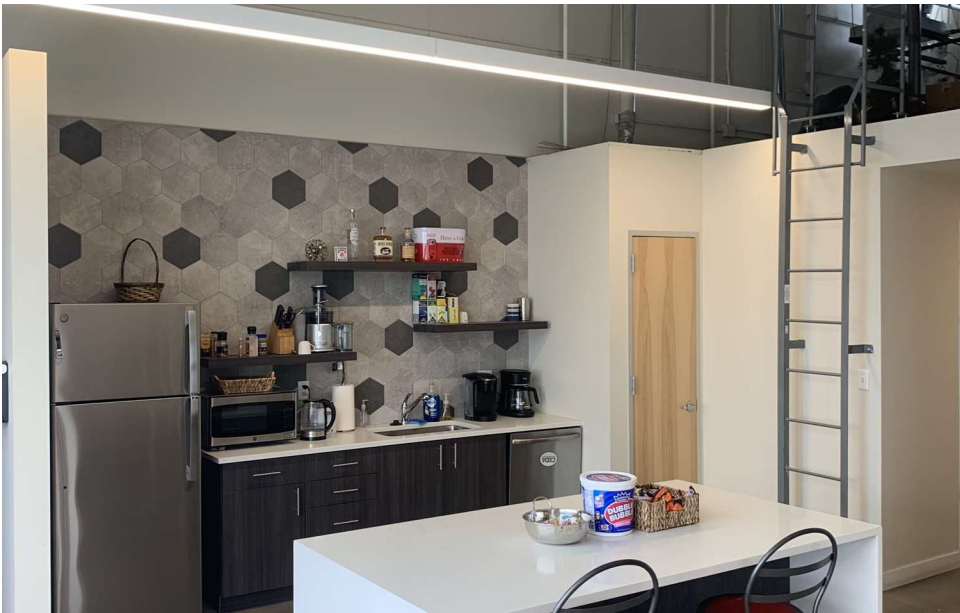
- Three (3) Drive-in Doors
- Zoned I-MX-5 - can be developed up to seventy feet or Five stories (70 Feet - 5 stories)
- Two (2) gated parking lots (Front & Back)
- 300+ Multi-Family units under construction one (1) block North
- Live-Work Space
- User Opportunity - Contact Broker



# FLOOR PLANS



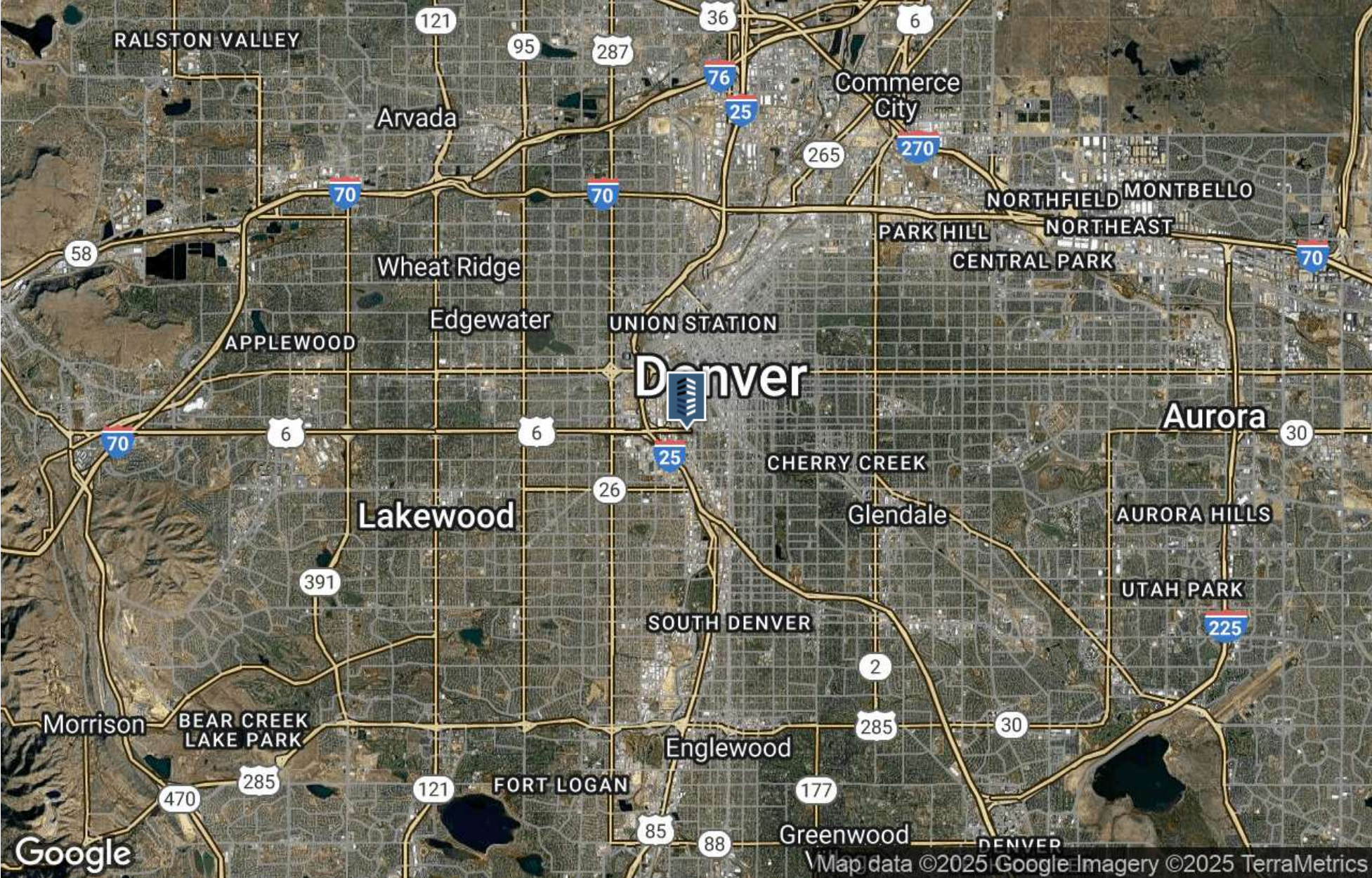
# ADDITIONAL PHOTOS



# SITE AERIAL



# LOCATION MAP



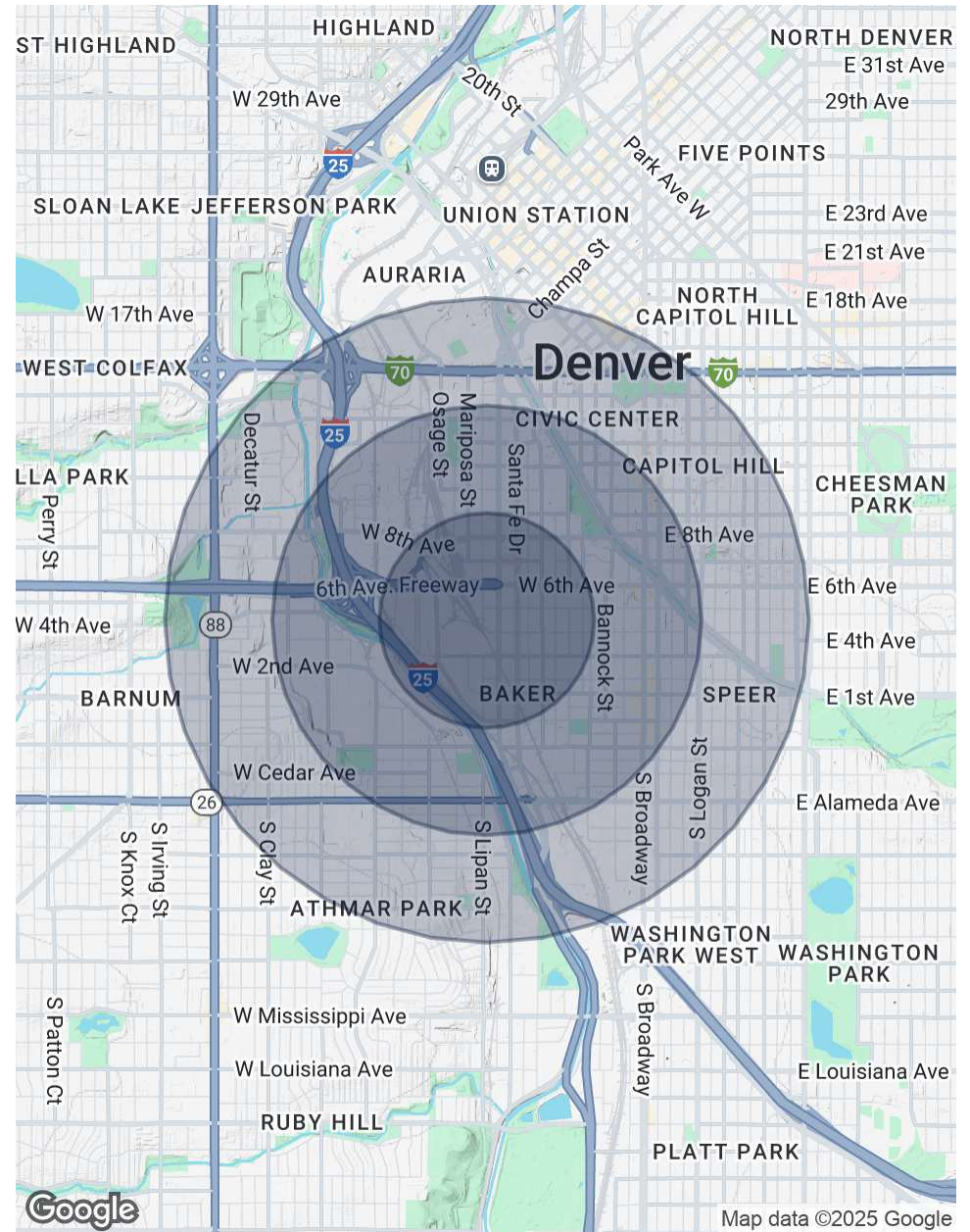
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,733	19,579	54,281
Average Age	39.0	35.3	34.5
Average Age (Male)	42.9	36.2	35.3
Average Age (Female)	37.3	36.6	35.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,680	9,690	29,001
# of Persons per HH	2.2	2.0	1.9
Average HH Income	\$80,906	\$83,503	\$83,103
Average House Value	\$526,746	\$430,496	\$438,101

2020 American Community Survey (ACS)



# WHY DENVER?

## Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

# #1

Best State  
Economy  
U.S. News

# #2

Best Place  
to Live  
U.S. News

# #3

Fastest Growing  
State This Decade  
U.S. Census

## A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT





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