

1421

N. FAIRFAX AVE
DENVER, CO 80220

\$530,000

~~\$600,000~~

SALE PRICE

5,955 SF

LOT SIZE



PRICE REDUCTION
U-TU-C ZONING ALLOWS
FOR TWO UNITS TO BE BUILT



AMAZING LOCATION IN
HALE NEIGHBORHOOD

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Unique Properties, Inc

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$530,000
Lot Size:	5,955 SF
Price / PSF:	\$89.00
Dimensions:	47.63' x 125'
Zoning:	U-TU-C
Property Taxes:	\$10,889.11 (2024)
County:	Denver

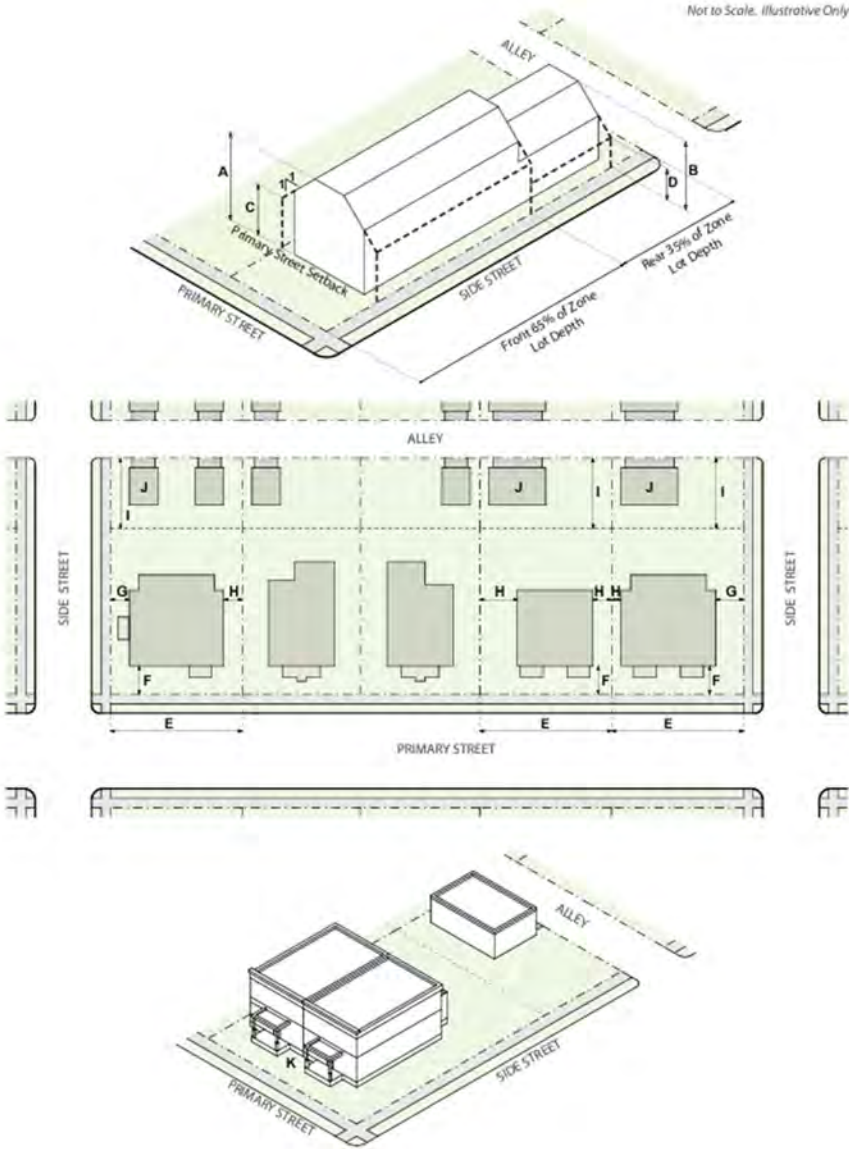
PROPERTY OVERVIEW

1421 N Fairfax Street is a 5,950 square foot lot in Denver, Colorado. This property is located in the Hale Neighborhood which is one of the most sought after neighborhoods in Denver. Those who are familiar with the Hale neighborhood appreciate it's central location. This property is located in the center of all of the action as it is in close proximity to a plethora of shopping and dining. The property is located near 3 major hospitals (Rose, St. Luke's and National Jewish Health). The property is approximately 5 minutes from Cherry Creek which is one of the largest shopping districts in Colorado. In addition to great shopping and dining, the property is close by to City Park, Cheesman Park, and Congress Park. Don't let this opportunity slip away to build not one, but two homes in one of Denver's best kept secrets.

PROPERTY HIGHLIGHTS

- Amazing location in the Hale Neighborhood.
- Close proximity to shopping and dining.
- U-TU-C Zoning allows for Two Units.
- Adjacent to Rose Medical and National Jewish Health.
- Apartment building next door is also for sale.

ZONING INFORMATION



U-TU-C

HEIGHT		
A/B	STORIES, FRONT 65% / REAR 35% OF ZONE LOT DEPTH (MAX) FEET, FRONT 65% / REAR 35% OF ZONE LOT DEPTH (MAX)	2.5 / 1 30' / 17'

C/D	BULK PLANE VERTICAL HEIGHT AT SIDE INTERIOR AND SIDE STREET ZONE LOT LINE IN FRONT 65% / REAR 35% OF ZONE LOT DEPTH	17' / 10'
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SITING		
	ZONE LOT SIZE (MIN)	5,500
E	ZONE LOT WIDTH (MIN)	50'

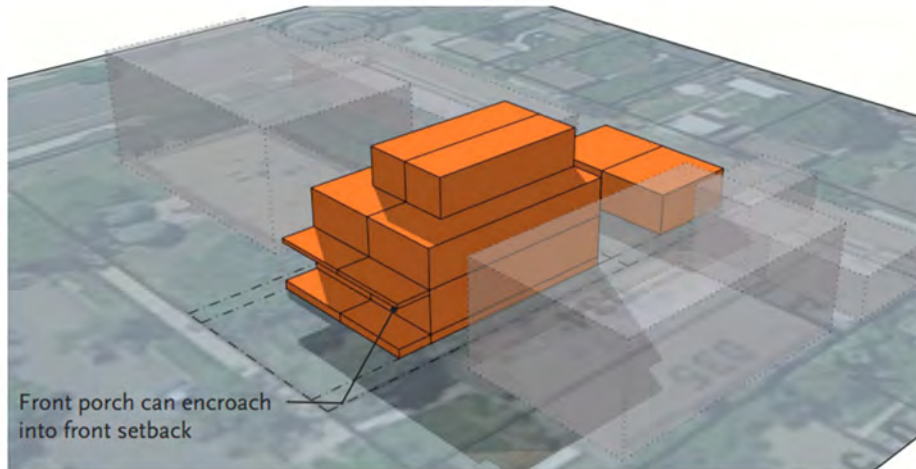
SETBACKS		
F	PRIMARY STREET (min)	20'
G	SIDE STREET (min)	5'
H	SIDE INTERIOR (min)	5'
I	REAR, alley / no alley (min)	12'20'

VEHICLE ACCESS		From Alley
J	DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4.

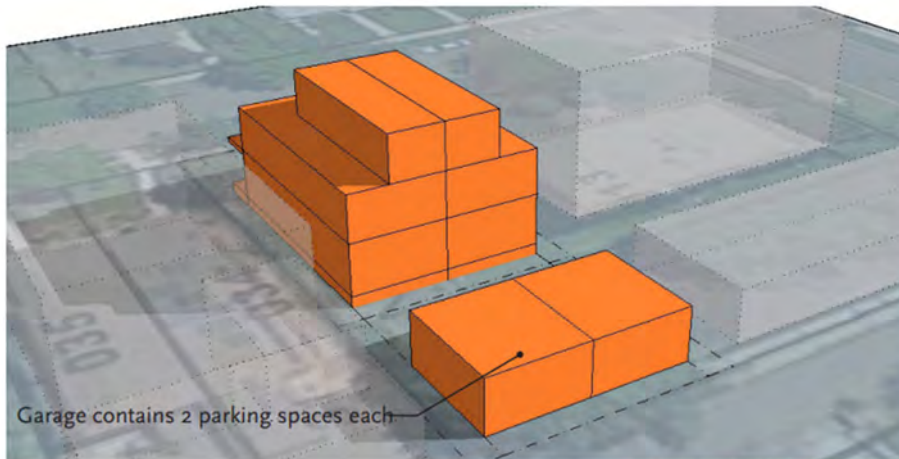
DESIGN ELEMENTS		
K	UPPER STORY SETBACK, FOR ANY PORTION OF BUILDING WITH LOW-SLOPE ROOF, ABOVE 25': PRIMARY STREET (MIN)	10'
K	PEDESTRIAN ACCESS, PRIMARY STREET	Entry Feature

SOURCE - https://denvergov.org/files/assets/public/v/6/community-planning-and-development/documents/zoning/denver-zoning-code/denver_zoning_code_article5_urban.pdf

FEASIBILITY STUDY



VIEW FROM THE NORTHEAST ABOVE FAIRFAX



VIEW FROM THE NORTHWEST ABOVE ALLEY

	MAX. AREA
ZONE LOT AREA	5,955 SF
Bld. Coverage Per Zone Lot (37.5%)	2,233 SF
DETACHED GARAGE AREA	830 SF
Detached Garage 50% Discount not to Exceed 500'	415 SF
REMAINING AREA AVAILABLE FOR EACH DUPLEX	909 SF

MAX. FLOOR AREA PER EACH DUPLEX UNIT

Basement	909 SF
First Floor	909 SF
Second Floor	909 SF
Third Floor (3/4 Area of Level Below Max)*	410 SF

TOTAL BUILDING AREA	3,137 SF
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DUPLEX No. 1 - MAX. FLOOR AREA

Total Dwelling Unit Area	3,137 SF
Total Garage Area	415 SF

MAX. TOTAL AREA	3,552 SF
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* Third level is reduced to less than a 3/4 of the area of the level below due to the bulk plane and step back requirements



14TH AVENUE

SITE

N. FAIRFAX STREET



Health ONE Presbyterian/St. Luke's Medical Center

DENVER ZOO DENVER MUSEUM OF NATURE & SCIENCE

JOSEPHINE ST

CITY PARK



COLORADO BLVD

PARK HILL ELEMENTARY SCHOOL



EAST HIGH SCHOOL



SPROUTS FARMERS MARKET Chick-fil-*z*

BISCUIT FAT SULLY'S Bluebird THEATER

FAIRFAX ST

MARGZYK FINE FOODS Wuggs ICE CREAM

The Abbey Tavern

E. COLFAX AVE

E. COLFAX AVE

National Jewish Health Breathing Science is Life.

14TH AVE



DENVER BOTANIC GARDENS

TELLER ELEMENTARY SCHOOL



Health ONE Rose Medical Center

CHEESMAN PARK

8TH AVE

CONGRESS PARK



mici ITALIAN Snooze AN A.M. EATERY

TRADER JOE'S CHABA HUT TOASTED BUNS

AMC THEATRES POSTINO CAVA

BLANCO CULINARY DROPOUT Toastique

BELLCO CREDIT UNION hopdoddy BURGER BAR F&R

LOOK LAB MED SPA CHASE

CVS pharmacy RELATO L.F. LE FRENCH

6TH AVE

JOSEPHINE ST

BROMWELL ELEMENTARY SCHOOL



Cherry CRICKET HILLSTONE RESTAURANT GROUP WHOLE FOODS MARKET

CHERRY CREEK GRILL QUALITY ITALIAN DENVER

NORTH ITALIA MACHETE TEQUILA & CIGARS True Food kitchen

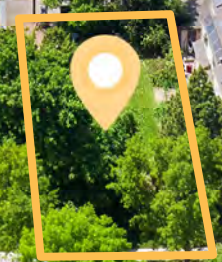
COLORADO BLVD

STECK ELEMENTARY SCHOOL



**DOWNTOWN
DENVER**

**CITY
PARK**



**DOWNTOWN
DENVER**

AMC THEATRES POSTINO CAVA
BLANCO COCINA • CANTINA CULINARY DROPOUT Toastique
BELLCO CREDIT UNION hopdoddy BURGER BAR F&R
LOOK LAB CHASE
CVS pharmacy RELAX LE FRENCH

Health ONE Rose Medical Center

National Jewish Health
Breathing Science is Life.



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2023 Households by Household Inc:			
2028 Projection	21,276	207,094	507,771	<\$25,000	1,432	15,010	38,832
2023 Estimate	21,788	208,398	504,457	\$25,000 - \$50,000	1,528	17,701	40,968
2010 Census	20,928	180,061	404,189	\$50,000 - \$75,000	1,624	16,124	38,759
Growth 2023-2028	-2.35%	-0.63%	0.66%	\$75,000 - \$100,000	1,179	10,831	26,605
Growth 2010-2023	4.11%	15.74%	24.81%	\$100,000 - \$125,000	1,101	10,118	23,854
Median Age	40.30	37.50	36.80	\$125,000 - \$150,000	1,258	7,966	18,023
Average Age	40.30	38.20	37.50	\$150,000 - \$200,000	982	8,736	19,631
2023 Population by Race:				2023 Population by Education			
White	18,596	161,366	394,969	Some High School, No Diploma	560	11,596	37,287
Black	1,423	28,598	61,788	High School Grad (Incl Equivalency)	1,150	19,398	56,370
Am. Indian & Alaskan	146	2,577	7,917	Some College, No Degree	3,213	31,067	78,866
Asian	867	7,736	20,249	Associate Degree	1,510	13,168	32,224
Hawaiian & Pacific Island	25	358	1,136	Bachelor Degree	5,938	52,556	116,697
Other	731	7,763	18,397	Advanced Degree	5,682	39,282	78,153
Hispanic Origin	1,856	37,414	126,122	2023 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	984	10,373	24,279
	0	61	340	Professional & Management	11,531	92,496	201,385
Households:				Public Administration	473	4,416	9,670
2028 Projection	10,824	101,002	238,238	Education & Health	3,667	29,436	62,436
2023 Estimate	11,079	101,938	236,987	Services	1,567	17,284	46,644
2010 Census	10,510	88,715	188,477	Information	466	4,386	9,545
Growth 2023-2028	-2.30%	-0.92%	0.53%	Sales	2,336	22,692	57,128
Growth 2010-2023	5.41%	14.91%	25.74%	Transportation	891	8,547	21,967
Owner Occupied	6,272	44,314	99,059	Retail	1,246	9,497	24,205
Renter Occupied	4,807	57,624	137,928	Wholesale	213	3,165	7,907
2023 Avg Household Income				Manufacturing	473	5,827	15,100
	\$122,864	\$111,597	\$104,623	Production	506	8,169	23,533
2023 Med Household Income				Construction	357	5,385	18,053
	\$95,271	\$79,927	\$74,955	Utilities	325	5,011	13,520
				Agriculture & Mining	154	1,340	3,031
				Farming, Fishing, Forestry	19	164	622
				Other Services	637	6,004	13,880

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