

MULTI-UNIT REDEVELOPMENT ASSEMBLAG

457-475 S LINCOLN ST

457 SOUTH LINCOLN STREET, DENVER, CO 80209



FOR SALE - ASSEMBLAGE

KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

457 SOUTH LINCOLN STREET



OFFERING SUMMARY

PRICE:	\$2,650,000
LOT SIZE:	17,880 SF
PRICE / SF:	\$148.21
PRICE / ACRE:	\$1,087,741
CURRENT ZONING:	U-TU-B2
ENVISIONED ZONING:	U-MX-3 (or similar)
PERMITTED USES:	Multi-unit residential
FRONTAGE:	152'
TRAFFIC COUNT:	17,261
UTILITIES:	Existing @ each parcel
APN:	5151-09-020, -019, -018

PROPERTY OVERVIEW

Three parcel assemblage of 17,880 SF envisioned for high density, three-story, multi-family redevelopment. This will require a buyer to re-zone the parcels to U-MX-3 (or similar), which would be the highest and best use for the land.

#475 (south parcel) is an in-tact and fully leased five-unit apartments, producing around \$48,000 estimated annual net operating income. #457, 461 & 463 were destroyed in a building explosion, the building has been demolished and returned to grade. #465 & 469 was seriously damaged during the explosion of the adjacent building, and most likely warrants demolition as well.

Located mid-block on S Lincoln Street between E Virginia Ave and E Dakota Ave very near the confluence of the Baker, Speer and West Washington Park neighborhoods. This area is targeted for high density redevelopment by the City of Denver's master plan, and is an ideal location with proximity to Interstate 25 and downtown Denver.



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LOCATION & HIGHLIGHTS

457 SOUTH LINCOLN STREET



LOCATION INFORMATION

Building Name: 457-475 S Lincoln St
Street Address: 457 South Lincoln Street
City, State, Zip: Denver, CO 80209
County: Denver
Market: Denver
Sub-market: SoBo
Cross Streets: E Virginia Avenue



LOCATION OVERVIEW

Located mid-block on S Lincoln Street between E Virginia Ave and E Dakota Ave very near the confluence of the Baker, Speer and West Washington Park neighborhoods. This area is targeted for high density redevelopment by the City of Denver's master plan, and is an ideal location with proximity to Interstate 25 and downtown Denver.



PROPERTY HIGHLIGHTS

- Three (3) parcel assemblage
- 17,880 SF (0.41 acre)
- 152' Frontage - South Lincoln St

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PROPERTY PHOTOS

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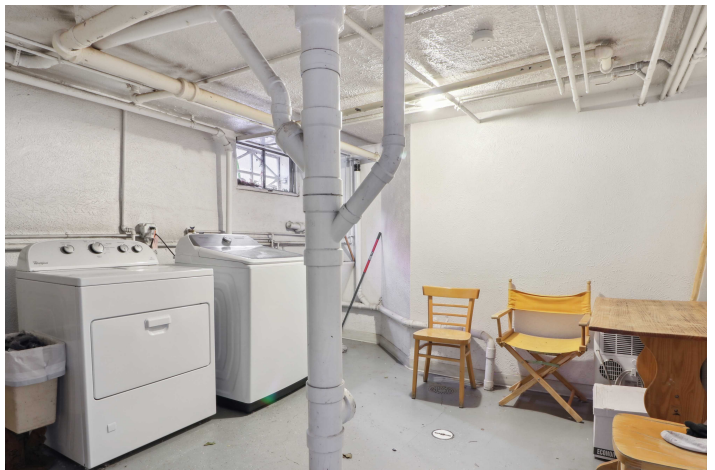
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LOCATION MAPS

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AERIAL MAP

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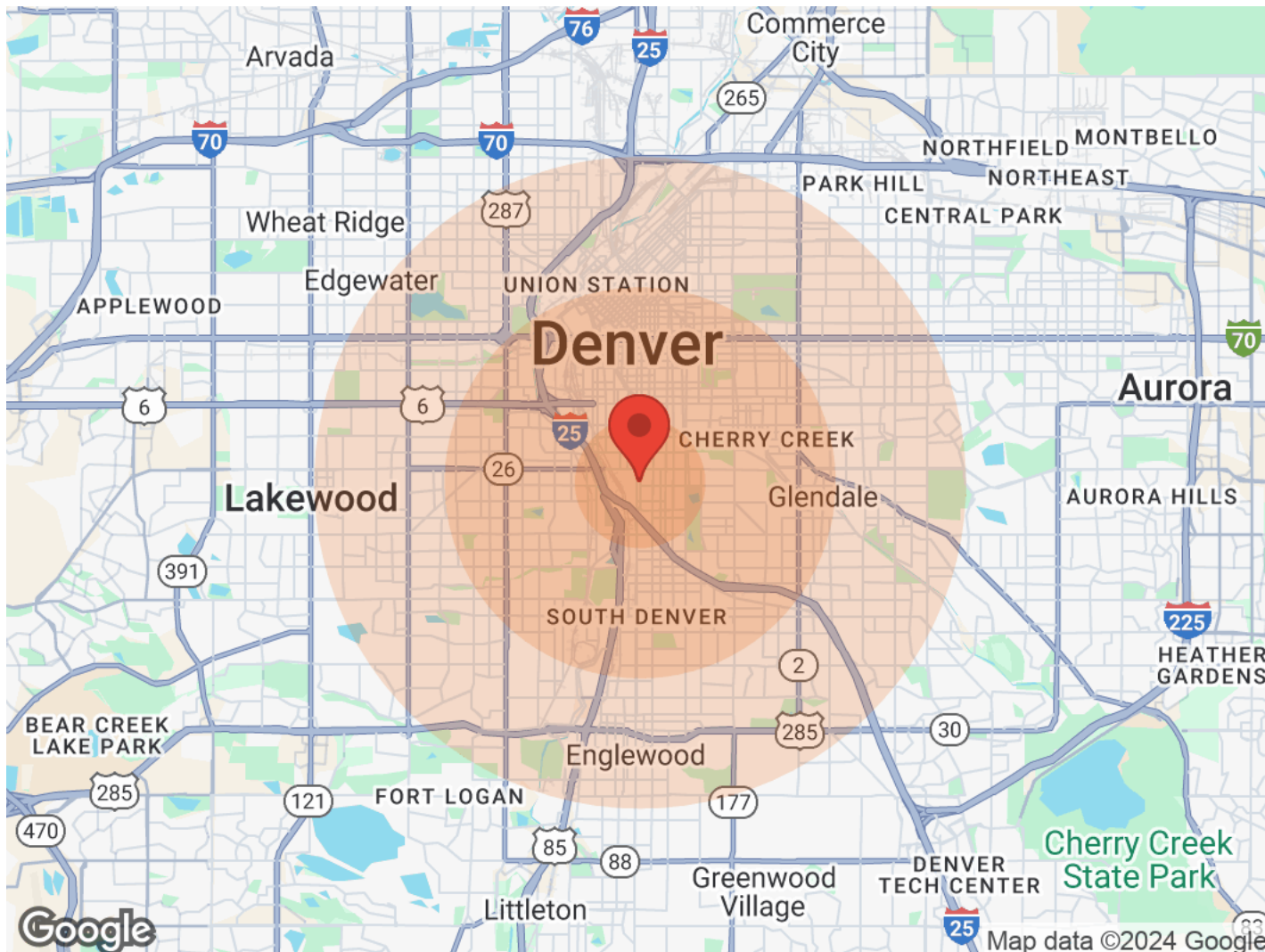
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	10,960	107,523	253,452	Median	\$51,408	\$42,933	\$46,471
Female	9,928	100,393	247,781	< \$15,000	1,656	19,396	39,555
Total Population	20,888	207,916	501,233	\$15,000-\$24,999	1,341	12,042	27,054
				\$25,000-\$34,999	1,239	10,533	25,221
				\$35,000-\$49,999	1,848	14,169	31,747
				\$50,000-\$74,999	1,951	15,160	37,629
				\$75,000-\$99,999	1,390	9,537	22,751
				\$100,000-\$149,999	1,825	9,791	23,390
				\$150,000-\$199,999	367	3,834	9,016
				> \$200,000	588	6,510	12,262
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,634	36,303	93,420	Total Units	14,336	115,588	259,815
Ages 15-24	1,136	17,741	49,250	Occupied	13,214	105,311	238,872
Ages 25-54	11,295	99,567	221,812	Owner Occupied	5,178	42,807	113,006
Ages 55-64	3,062	26,263	62,893	Renter Occupied	8,036	62,504	125,866
Ages 65+	2,761	28,042	73,858	Vacant	1,122	10,277	20,943
Race	1 Mile	3 Miles	5 Miles				
White	19,205	165,675	387,499				
Black	188	5,926	23,067				
Am In/AK Nat	24	873	2,288				
Hawaiian	1	3	21				
Hispanic	3,094	65,841	162,901				
Multi-Racial	2,618	62,620	157,886				

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