

RETAIL/OFFICE INFILL DEVELOPMENT OPPORTUNITY

FOR SALE

101 S BROADWAY
DENVER, CO 80209



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NAIAffinity

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EXECUTIVE SUMMARY

THE PROPERTY:

This infill commercial land development site offers a highly desirable location as it is situated on a hard corner, providing excellent visibility along Broadway. Its close proximity to Downtown Denver ensures convenient access to the city's vibrant cultural scene, shopping, and employment opportunities. In addition to its prime location, the site benefits from being surrounded by numerous amenities, several new multi-family projects in the immediate area, and is approximately a 10 minute drive to Downtown Denver, Empower Field, Ball Arena, Colorado Convention Center, Union Station and countless restaurants, attractions and amenities.

Future building could include a patio, rooftop area with approximately 7 dedicated parking spaces on the Property. The zoning allows for the construction of up to 3 stories high. This provides flexibility for developers to create multi-level structures that can accommodate a variety of uses, such restaurant, retail, office or mixed-use.

ENTITLEMENTS:

- Annexed and zoned within the City of Denver
- Zoning: U-MS-3 (Urban - Main Street - 3 stories maximum height)
(Zoning information): [click here](#)

MUNICIPAL FEES:

Building and Land Development Fees: [click here](#)

System Development Charges and Fees: [click here](#)

UTILITY PROVIDERS:

Water - Denver Water

Sewer - Wastewater Management Division

Electric - Xcel Energy

Gas - Xcel Energy

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PROPERTY HIGHLIGHTS

- Hard corner site with excellent visibility and exposure along Broadway - 25,800+ VPD.
- Near an abundance of restaurants, services, shopping and entertainment venues.
- Less than a 10 minute drive to major catalysts such as downtown, Empower Field, Ball Arena, and more.
- Within an area of significant multi-family density.

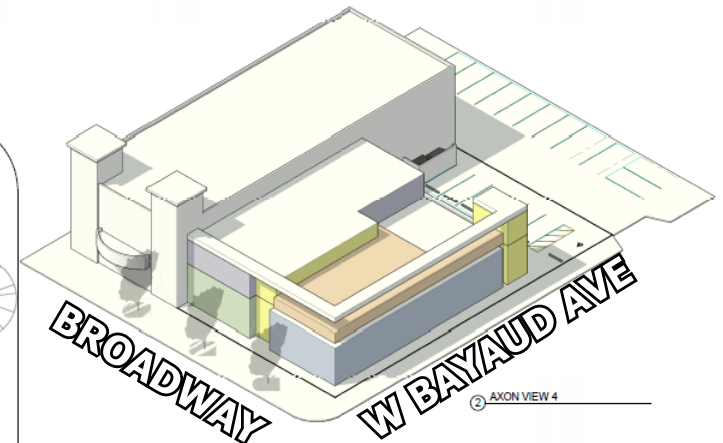
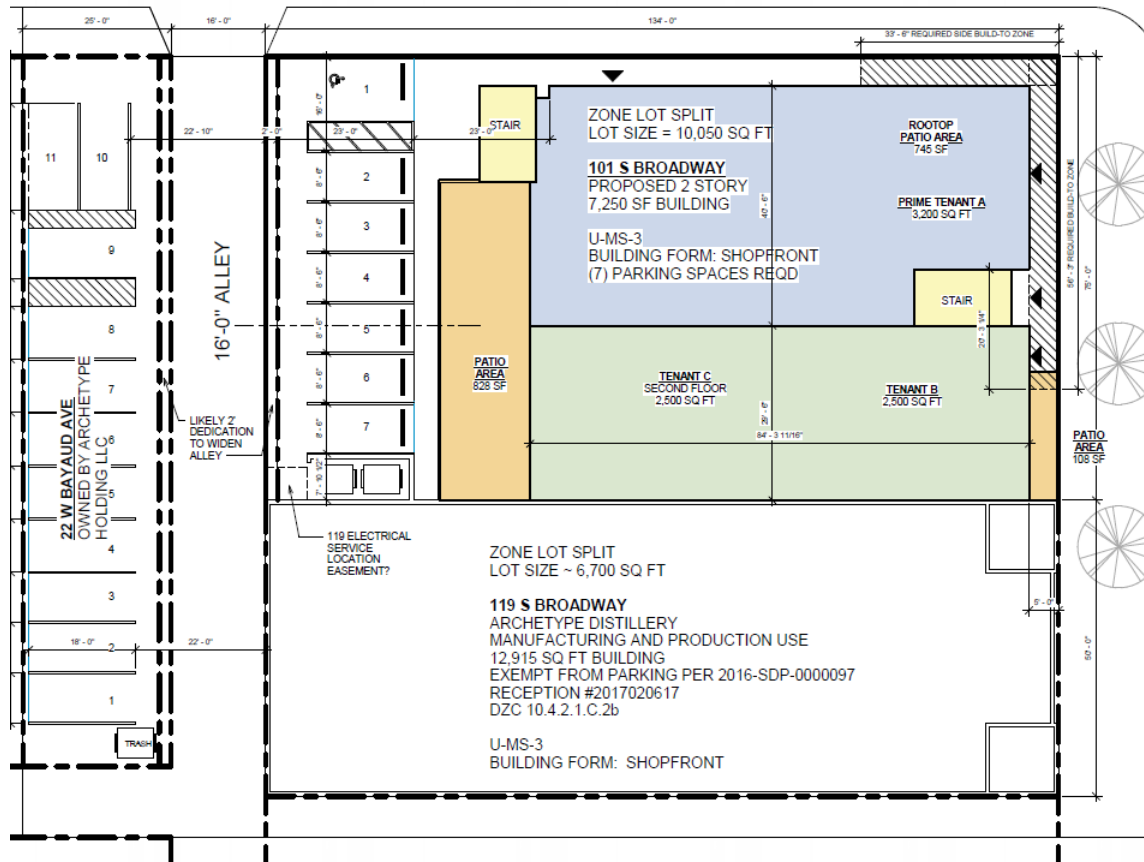
LAND AREA	9,983 Square Feet (0.23± acres)
ASKING PRICE	\$1,500,000.00 (\$150.26 SF)
ZONING	U-MS-3
PARCEL NO.	05103-21-041-000
CURRENT MILL LEVY	77.486
COUNTY	Denver
MAX BUILDING HEIGHT	3 Stories

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CONCEPTUAL PLAN

W BAYAUD AVE
(57.78' R.O.W.)

- ZONING: U-MG-3, UC-1, UC-2
- BUILDING FORM: SHOPFRONT
- 3 STORIES MAX
- PRIMARY BUILD-TO: 0'-5" FOR 75%
- SIDE BUILD-TO: 0'-5" FOR 25%
- SIDE INTERIOR = 0'
- REAR, ALLEY = 0'
- PRIMARY TRANSPARENCY 60%
- SIDE TRANSPARENCY 40%
- ENTRANCE FROM PRIMARY STREET REQUIRED
- PARKING: 2,000 GFA
- 5,000 GFA EXEMPTION FOR MULTI-LEVEL MIXED USE BUILDING
- 25% PARKING REDUCTION FOR MULTI-MODAL TRANSPORTATION



② AXON VIEW 4

CONCEPT PLAN 4

AREA SUMMARY
5,000 SF PARKING EXEMPTION
MULTI-LEVEL MIXED USE BUILDING

	<u>FIRST</u>	<u>SECOND</u>	
TENANT A	3,200	300	1,600 DECK
TENANT B	2,500		
TENANT C		<u>2,500</u>	
	5,700	2,700	
TOTAL	8,400		

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LOCATION MAP & DEMOGRAPHICS



	1-MILE	3-MILES	5-MILES
2023 Est. Population	28,590	237,534	560,803
2028 Projected Population	30,788	248,601	585,689
2023 Est. Avg. HH Income	\$125,646	\$131,088	\$125,744
Median Age	37.1	35.7	36.4
Daytime Employment	32,410	323,382	488,641

Source: Site To Business - January 2024

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