

# REDEVELOPMENT LAND FOR SALE

1440 GROVE STREET | DENVER, CO 80204



## OFFERING SUMMARY

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Sale Price:</b>    | \$3,400,000                        |
| <b>Lot Size:</b>      | 0.88 Acres (38,477 SF)             |
| <b>Building Area:</b> | 10,166 SF                          |
| <b>Zoning:</b>        | C-MX-5 with UO-1 and UO-2 overlays |
| <b>Traffic Count:</b> | Colfax @ Federal:<br>37,200 VPD    |
| <b>Taxes:</b>         | \$25,842.98                        |

## PROPERTY HIGHLIGHTS

- Redevelopment Opportunity SWC of Colfax Ave & Federal Blvd, 2019 Billboard & Building Income of \$70,000, Excellent access to downtown Denver via Colfax Ave, 500 Ft to Decatur-Federal light rail station.
- The Mixed Use zone district standards improves the transition between commercial development and adjacent residential neighborhoods.
- The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.
- UO-1 is the Adult Use Overlay District. Within these districts adult uses are allowed with distance, spacing and parking requirements met.
- UO-2 is the Billboard Use Overlay District. This zone allows for billboards that comply with the sign standards for outdoor general advertising devices.

## CONTACT:

### JERRY KEMPF

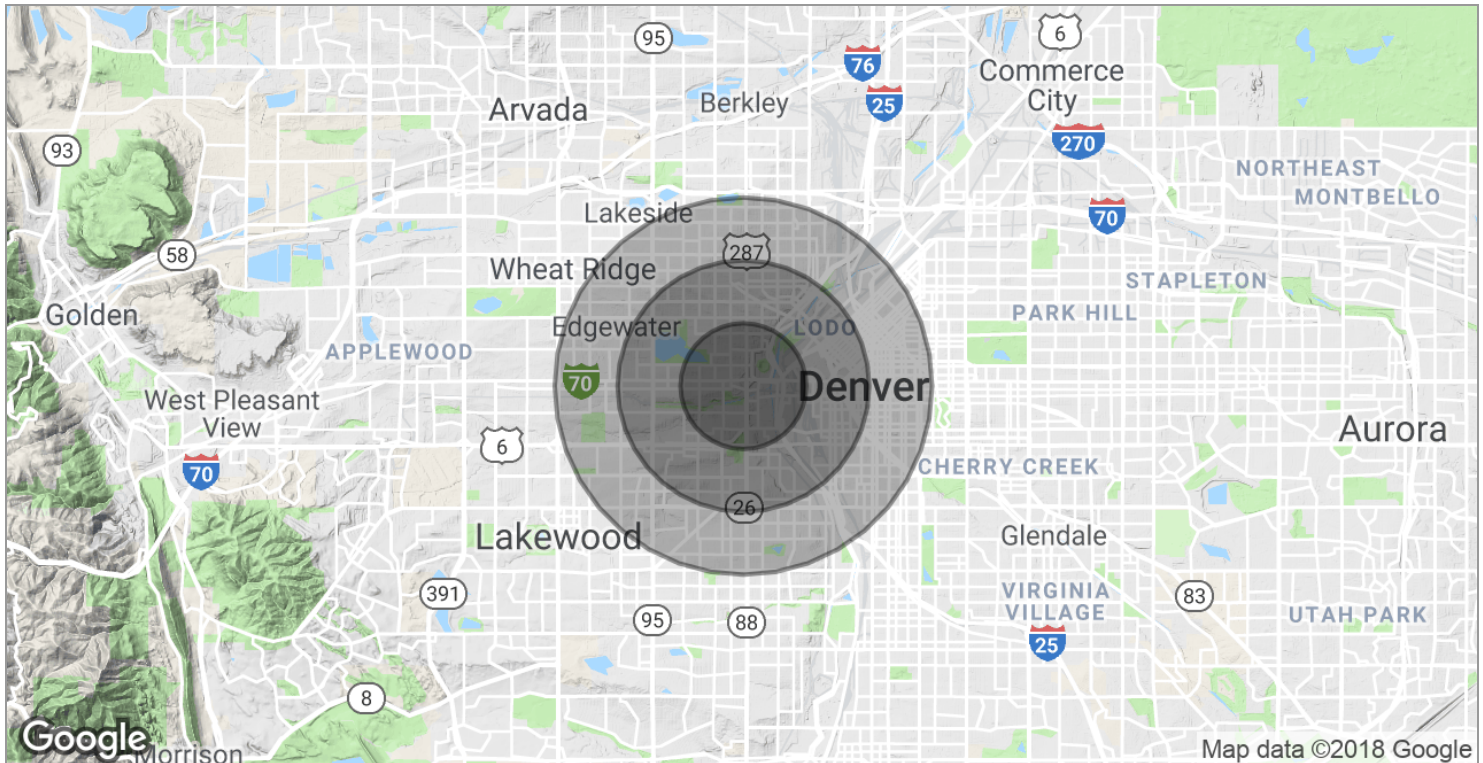
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|                      | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------|-----------|-----------|-----------|
| Total households     | 6,714     | 28,915    | 75,023    |
| Total persons per hh | 2.7       | 2.4       | 2.3       |
| Average hh income    | \$40,473  | \$53,269  | \$55,682  |
| Average house value  | \$226,247 | \$261,777 | \$253,609 |

|                     | 1 MILE | 2 MILES | 3 MILES |
|---------------------|--------|---------|---------|
| Total population    | 18,165 | 70,701  | 173,307 |
| Median age          | 29.0   | 31.2    | 32.4    |
| Median age (male)   | 28.6   | 31.5    | 32.2    |
| Median age (female) | 30.3   | 31.5    | 33.3    |



\* Demographic data derived from 2010 US Census