

1745

LAFAYETTE STREET
DENVER, CO 80206

FOR **SALE**
LAND REDEVELOPMENT / OFFICE BUILDING

~~\$1,700,000~~
\$1,575,000
SALE PRICE

12,521 SF
LOT SIZE

☆ 5-STORY DEVELOPMENT LOT
2,800 SQ. FT. BUILDING
\$125,000 PRICE DROP



COVERED LAND PLAY
PRIVATE PARKING
POTENTIAL TO BUILD
UP TO SEVEN STORIES

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Unique Properties, Inc

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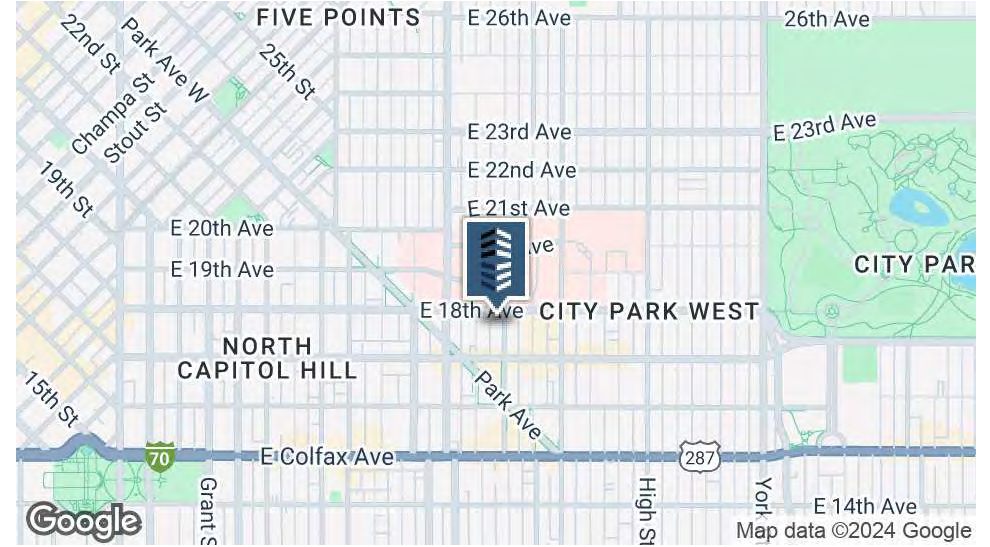
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	2,800 SF
Lot Size:	12,521 SF
Land Price / SF:	\$135.77
Approx. Dimensions:	100.168' x 125'
Year Built:	1975
Zoning:	G-RO-5
Parking Spaces:	7 Spaces
County:	Denver
Property Taxes:	\$30,503.92

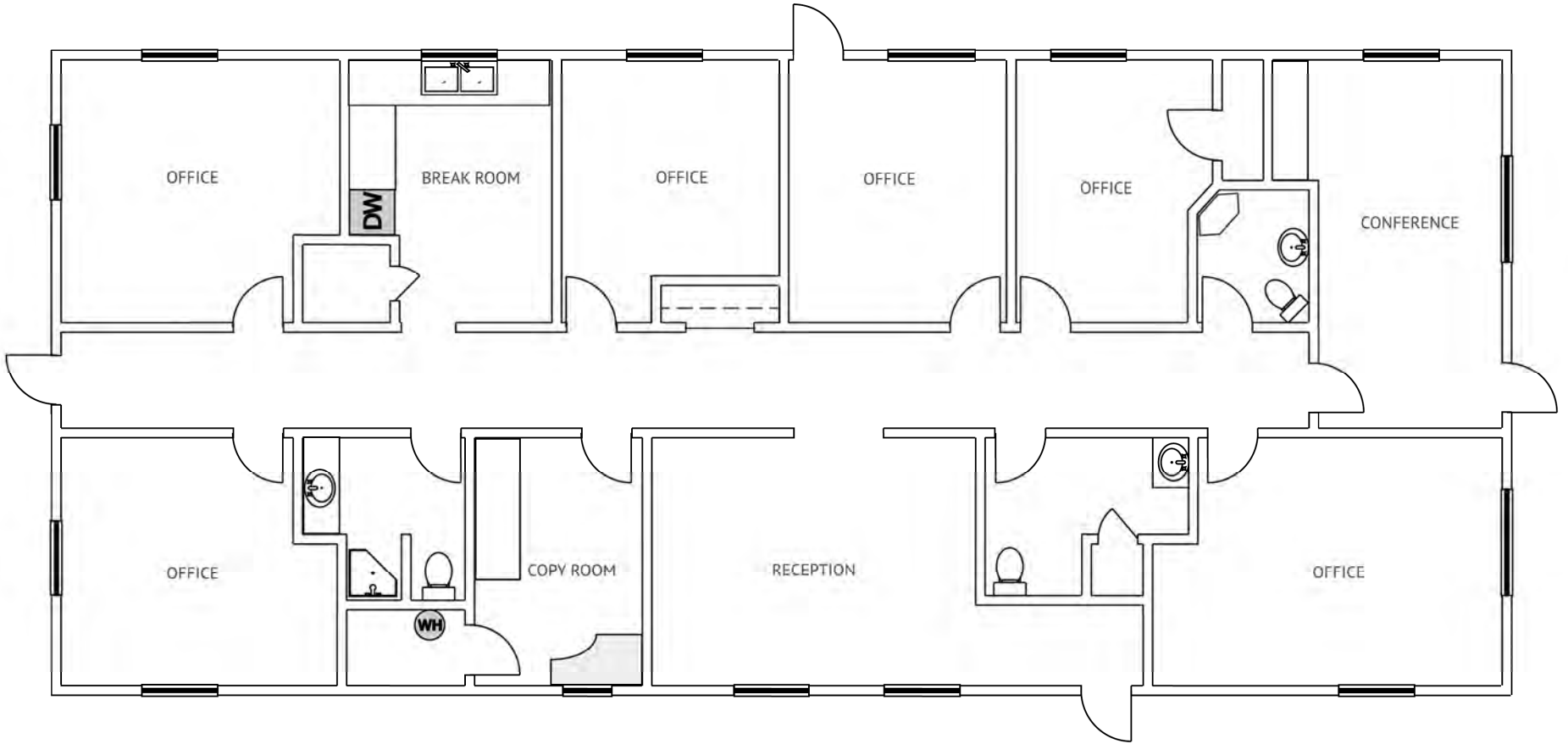
PROPERTY OVERVIEW

The Lippitt/Herman Team is pleased to present to qualified Buyers the opportunity to purchase 1745 Lafayette Street in Denver, Colorado. 1745 Lafayette Street is a 2,800 square foot office building on a 12,518 square foot lot. The property is located in City Park West, and is situated on the border of several prominent Denver neighborhoods (Capitol Hill, Uptown, and Cheesman Park). This location is dynamic as it provides convenient access to downtown Denver's financial and business district, as well as an array of charming cafes, high-end restaurants, and local shops. The property is zoned G-RO-5 which allows for Residential and Office uses. Developers could build a structure up to 90' in height, depending on the specific development plan. For users, this could be a great covered land play as the neighborhood continues to mature.

PROPERTY HIGHLIGHTS

- 2,800 SF office building
- Great covered land play.
- Zoned is G-RO-5 | Build up to 90'.
- Prime location in the City Park West neighborhood.
- Ample parking for tenants and visitors.
- Close proximity to restaurants and shops.
- Strong potential for rental income while you develop.
- Easy access to major transportation routes.

FLOORPLAN



ADDITIONAL PHOTOS



SITE

LAFAYETTE STREET



DOWNTOWN DENVER

SITE



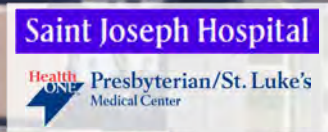
CLARKSON STREET

PARK AVENUE

DOWNING STREET

18TH AVENUE

SITE



17TH AVENUE

LAFAYETTE STREET



16TH AVENUE

PARK AVENUE





LAWSON PARK



WHITTIER SCHOOL



CITY PARK GOLF COURSE



CITY PARK



EAST HIGH SCHOOL



CHEESMAN PARK



CONGRESS PARK



DOWNTOWN DENVER

GOLDEN TRIANGLE

BROADWAY

BROADWAY

PARK AVENUE

LAFAYETTE STREET

YORK STREET

18TH AVENUE

COLFAX AVENUE

COLFAX AVENUE

13TH AVENUE

MOREY MIDDLE SCHOOL

Saint Joseph Hospital
Health ONE Presbyterian/St. Luke's Medical Center

onefold ERNST BROS BAGELS
BREAKFAST & COFFEE
WHITE PIE DOB HANTOZ
7-ELEVEN OLIVE & FINCH COLLECTIVE

STONE'S BAR & GRILL
MARGZYK FINE FOODS
REVIVAL

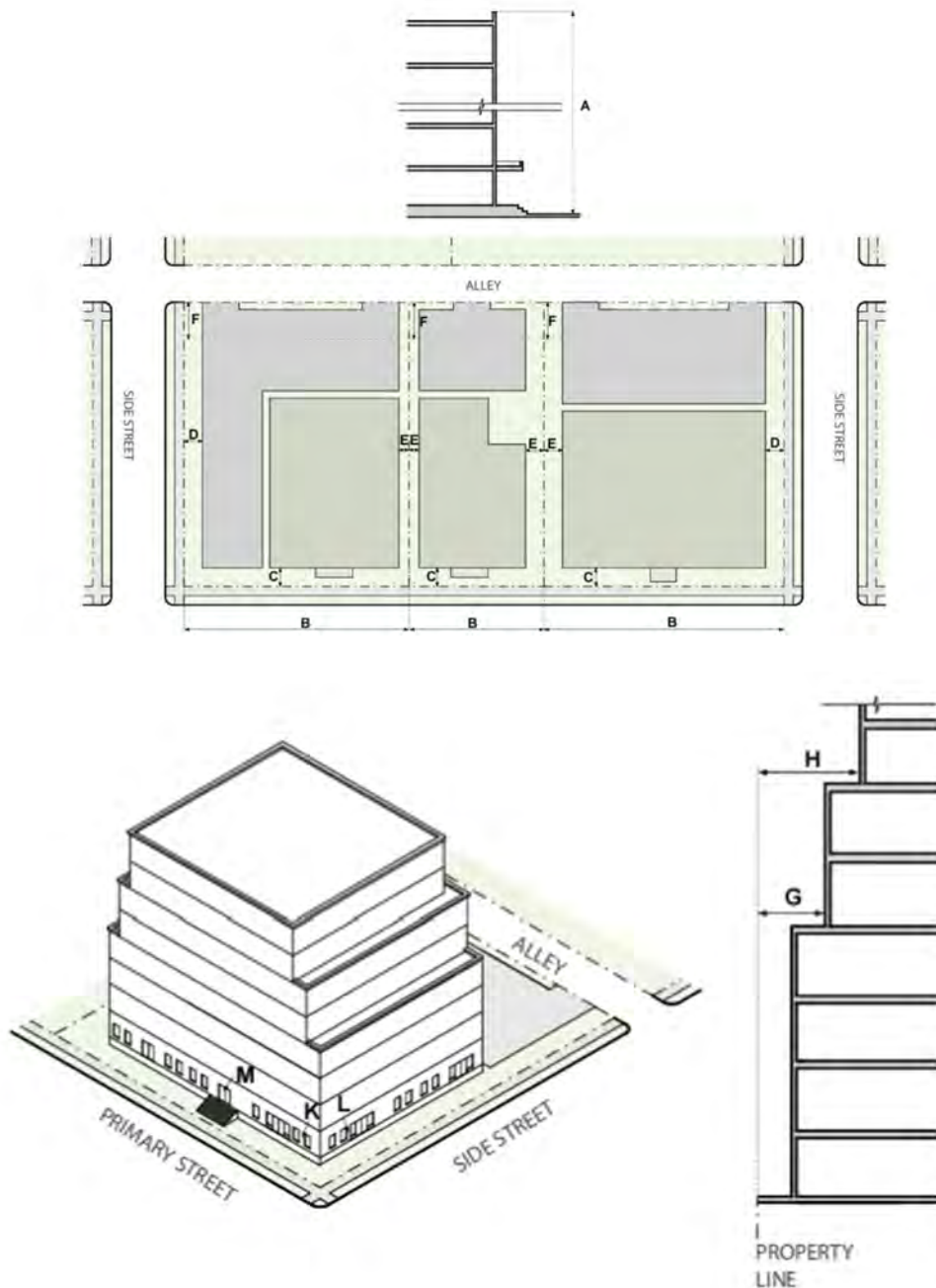
Argonaut WINE & LIQUOR HAS IT!

CALL YOUR MOTHER
Jelly

DENVER BOTANIC GARDENS

SITE

ZONING



		G-RO-5
HEIGHT		
A	STORIES / FEET (max)	7 / 90' *
REQUIRED TO BUILD		
B	PRIMARY STREET (min % within	60% 10' / 20'
SETBACKS		
C	PRIMARY STREET (min)	10'
D	SIDE STREET (min)	5'
E	SIDE INTERIOR adjacent to Protected District (min)	7.5'
F	REAR, alley / no alley (min)	10' / 20'
DESIGN ELEMENTS		
G	Upper Story Setback Above 51', Side Interior (min)	15'
H	Upper Story Setback Above 75', Rear, alley/Rear, no alley and Side	20'/30'
PARKING		
Surface Parking between Building and Primary/Side Street		Not Allowed
Vehicle Access, all other permitted uses		Shall be determined as part of Site Development Plan Review

* - Allowed with incentives

SOURCE - https://denvergov.org/files/assets/public/v/5/community-planning-and-development/documents/zoning/denver-zoning-code/denver_zoning_code_article6_general_urban.pdf

DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2028 Projection	47,031	140,992	234,335
2023 Estimate	47,170	140,064	232,528
2010 Census	39,368	108,841	179,026
Growth 2023-2028	-0.29%	0.66%	0.78%
Growth 2010-2023	19.82%	28.69%	29.89%
Median Age	37.60	37.40	37.40
Average Age	37.90	37.90	38.10
2023 Population by Race:			
White	38,747	115,660	193,101
Black	4,923	13,462	21,333
Am. Indian & Alaskan	600	1,804	3,601
Asian	1,141	4,125	6,465
Hawaiian & Pacific Island	50	233	389
Hispanic Origin	5,314	21,857	48,218
Other	1,710	4,781	7,640
U.S. Armed Forces:	10	29	99
Households:			
2028 Projection	29,796	81,337	124,914
2023 Estimate	29,931	80,752	123,921
2010 Census	24,950	61,475	93,771
Growth 2023-2028	-0.45%	0.72%	0.80%
Growth 2010-2023	19.96%	31.36%	32.15%
Owner Occupied	7,662	26,343	47,435
Renter Occupied	22,269	54,409	76,486
2023 Avg Household Income	\$90,269	\$103,376	\$110,863
2023 Med Household Income	\$65,518	\$74,733	\$81,641

Radius	1 Mile	2 Mile	3 Mile
2023 Households by Household Inc:			
<\$25,000	6,117	15,957	22,487
\$25,000 - \$50,000	5,583	12,079	17,797
\$50,000 - \$75,000	5,268	12,477	18,232
\$75,000 - \$100,000	3,148	8,482	12,971
\$100,000 - \$125,000	2,877	7,955	12,750
\$125,000 - \$150,000	2,310	6,864	10,386
\$150,000 - \$200,000	1,986	6,802	10,673
\$200,000+	2,642	10,137	18,627
2023 Population by Education			
Some High School, No Diploma	1,535	6,864	13,875
High School Grad (Incl Equivalency)	3,914	11,210	18,854
Some College, No Degree	7,564	21,404	33,185
Associate Degree	3,636	10,379	15,494
Bachelor Degree	15,220	42,364	67,077
Advanced Degree	8,835	26,371	43,657
2023 Population by Occupation			
Real Estate & Finance	2,640	8,162	13,109
Professional & Management	25,030	72,673	116,457
Public Administration	1,450	3,426	5,237
Education & Health	6,631	18,319	30,148
Services	4,236	12,051	19,380
Information	1,187	3,415	5,408
Sales	4,997	15,769	26,594
Transportation	2,583	7,109	11,096
Retail	2,152	6,157	10,093
Wholesale	552	2,151	3,939
Manufacturing	1,445	4,586	7,303
Production	1,615	4,506	7,626
Construction	782	3,234	5,769
Utilities	909	3,262	5,178
Agriculture & Mining	226	779	1,560
Farming, Fishing, Forestry	7	110	239
Other Services	1,565	3,881	6,472

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