

FOR SALE

STANDALONE
OWNER-USER
OPPORTUNITY

390 S DAYTON ST
DENVER, CO 80247

±2,250 SF

± 0.79 ACRES

\$1,500,000



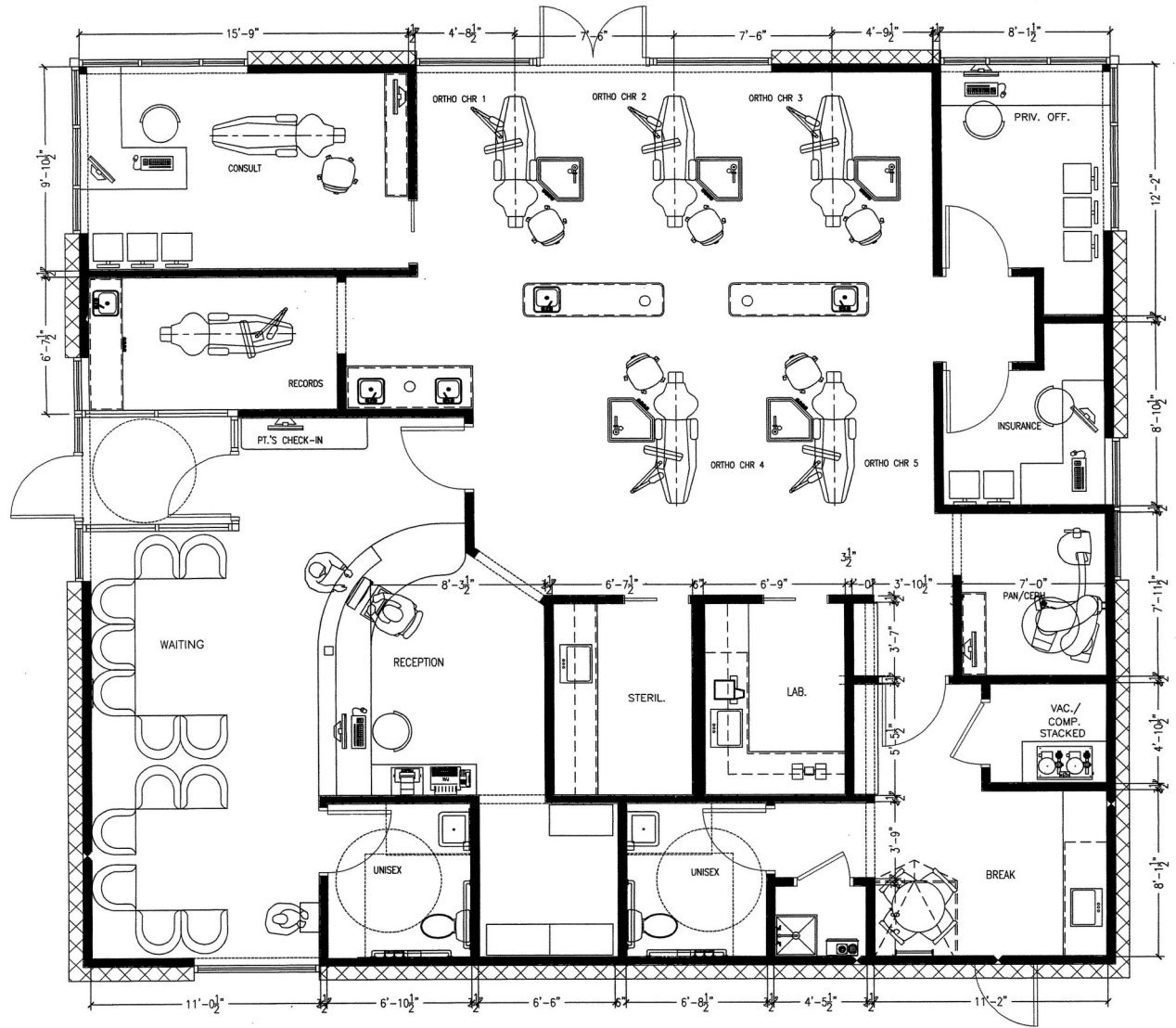
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FEATURES

ZONING:	S-CC-3 [AUTO-ORIENTED ARTERIAL STREET CORRIDORS. BUILDING SCALE OF 1 TO 3 STORIES]
ZONING OVERLAY:	U0-1 [ADULT USE] U0-2 [BILLBOARD USE]
SIZE:	2,250 SF
LOT SIZE:	34,559 SF
CONFIGURATION:	MEDICAL/DENTAL
PARKING:	26 RESERVED
SIGNAGE:	TALL MONUMENT, BUILDING
TAXES:	\$16,411.34
TRAFFIC:	32,908 (2022) [E ALAMEDA @ S DAYTON]
POPULATION:	1 MILE — 23,523 3 MILE — 213,356 5 MILE — 486,406
INCOME:	1 MILE — \$65,700 3 MILE — \$84,695 5 MILE — \$96,373

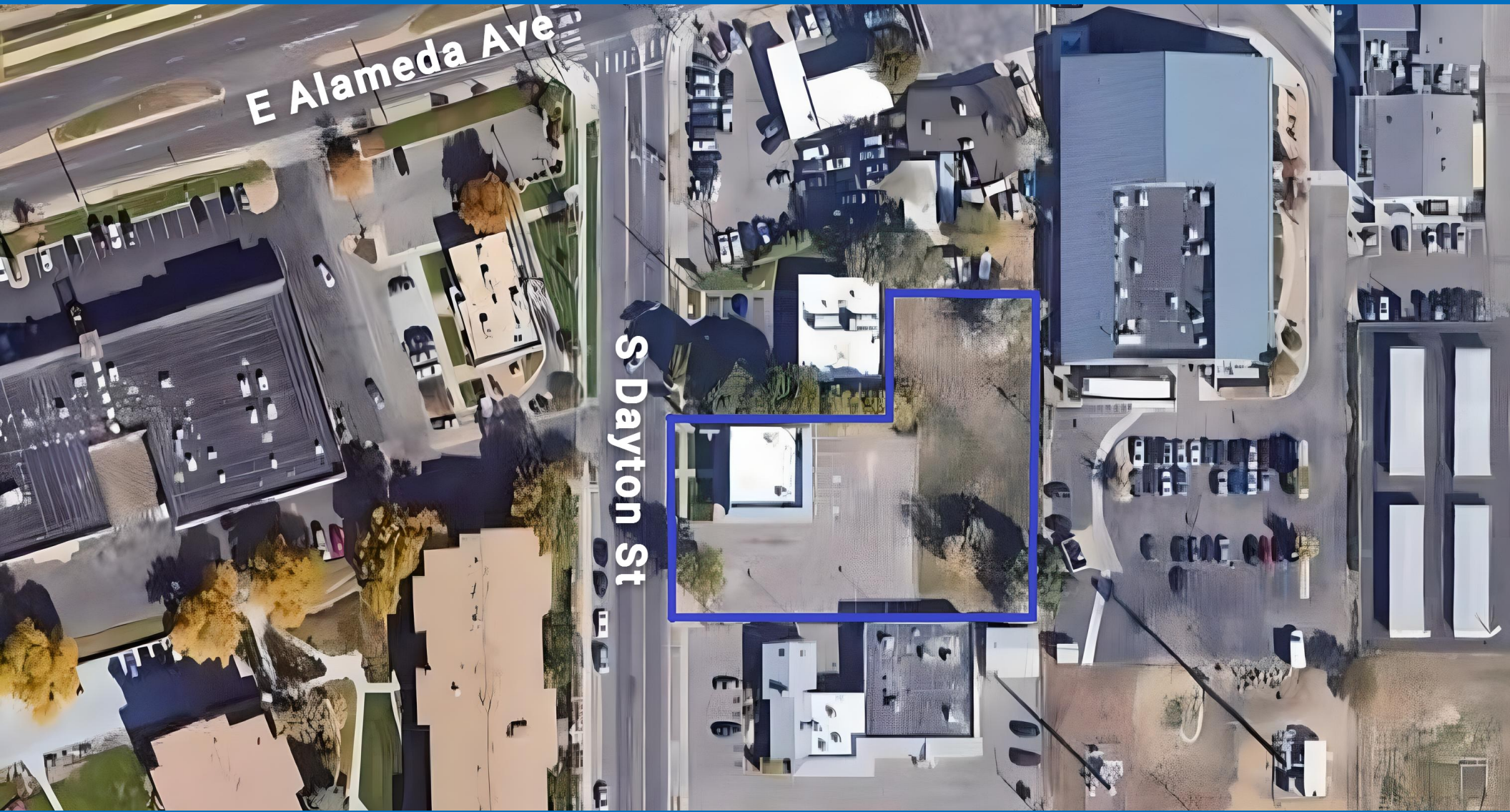


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LOCATION



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