

Office Building For Sale

1221 Clarkson St. Denver, CO 80210

navpoint
REAL ESTATE GROUP



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Property Details



Address: 1221 Clarkson St.
Denver, CO 80210

Price: \$5,000,000 (\$159.58 PSF)

CAP Rate 6.95%

Parcel Number: 05221-16-029-000

Building SF: 31,333 RSF

Site Size: 0.596 Acres

Parking: 18:1,000

Occupancy: 92.22%

	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	20,513	204,942	516,049
2025 Population	19,696	199,318	498,524
Growth 2025 - 2030	4.1%	2.8%	3.5%
Median Age	37	37	37
Average Household Income	\$185,700	\$131,300	\$125,000
Median Household Income	\$135,300	\$96,300	\$93,400

Local Retail



DOWNTOWN DENVER

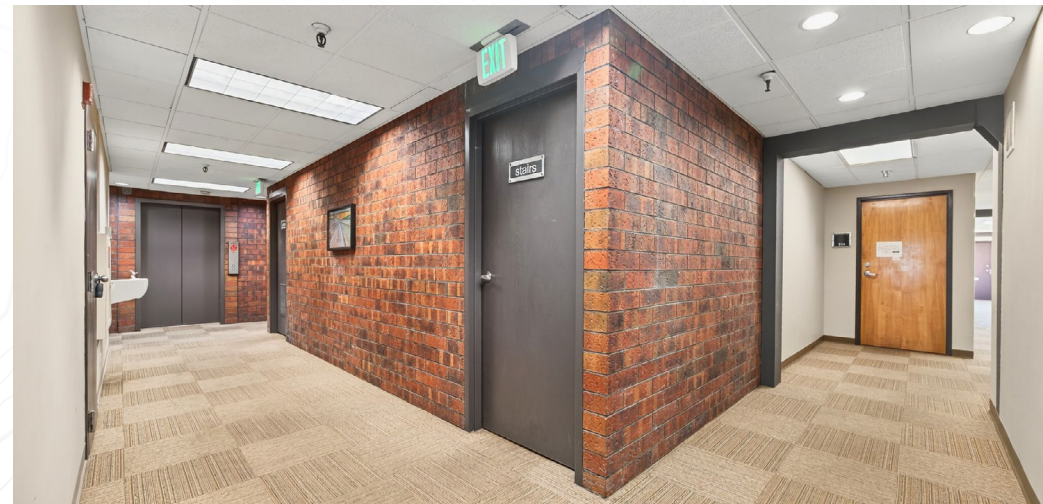
WASHINGTON PARK
WEST

SITE

 **203,270**
VEHICLES
PER DAY



Property Photos



Market Overview

METROPLEX GROWTH - QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

METROPLEX GROWTH - DEMOGRAPHICS

The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



POPULATION

2.9M

GROWTH 2022-2027*
5.6%



HOUSEHOLDS

1.2M

GROWTH 2022-2027*
6.3%



MEDIAN AGE

37.0

U.S. MEDIAN
38.6



MEDIAN
HOUSEHOLD
INCOME

\$85,800

U.S. MEDIAN
\$66,400

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