



**831**

**N CLARKSON STREET**

DENVER, CO 80203

SALE PRICE

**\$899,000**



**DEVELOPMENT LOT**

-8,002 SF | PUD ZONING

**SITE**

**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

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*831 Clarkson Street, Denver, CO 80203*

## Team Contacts

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### Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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# EXECUTIVE SUMMARY

Price:	\$899,000
Lot Size	8,002 SF
Land PSF:	\$105.68
Approx. Dimensions:	125' x 64'
County:	Denver
Zoning:	PUD
Property Taxes:	\$12,170.98



## PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to offer to qualified investors the opportunity to purchase 831 Clarkson Street in Denver, Colorado. 831 Clarkson Street is a 8,002 square foot lot. The property is currently zoned PUD. Discussions with the city and county of Denver have indicated that they would support a rezone to residential zoning. This is a rare opportunity acquire a site in the Capitol Hill neighborhood.

- Rare redevelopment opportunity.
- 8,002 square foot development lot.
- Great location | Cap Hill Neighborhood.
- Plethora of shopping and dining nearby.
- Close walk to Governor's Park.
- Minutes away from downtown Denver.

An aerial photograph of a city block. A large rectangular area in the center is outlined with a dashed white border. This area is divided into two parts: the left part is a grassy lot, and the right part is a building footprint. The word "SITE" is written in large white letters across the grassy lot. To the right of the building footprint, a dashed line with a circular end point connects to a text box. The surrounding area includes parking lots with several cars, residential houses with brown roofs, and trees. At the bottom, a street is labeled "CLARKSON STREET".

**SITE**

**ALSO AVAILABLE FOR SALE**  
**6,339 SF OFFICE BUILDING**  
**\$899,000**

**CLARKSON STREET**



# AERIAL (LOOKING EAST)



# AERIAL (LOOKING NW)



DOWNTOWN  
DENVER

BROADWAY



EAST  
HIGH  
SCHOOL

PARK AVENUE

COLFAX AVENUE



MOREY  
MIDDLE SCHOOL



13TH AVENUE

GOLDEN  
TRIANGLE

WEST  
HIGH  
SCHOOL

SITE

DENVER BOTANIC  
GARDENS

CHEESMAN  
PARK

CONGRESS  
PARK

8TH AVENUE

SPEER BLVD

TRADER JOE'S

6TH AVENUE

CLARKSON STREET

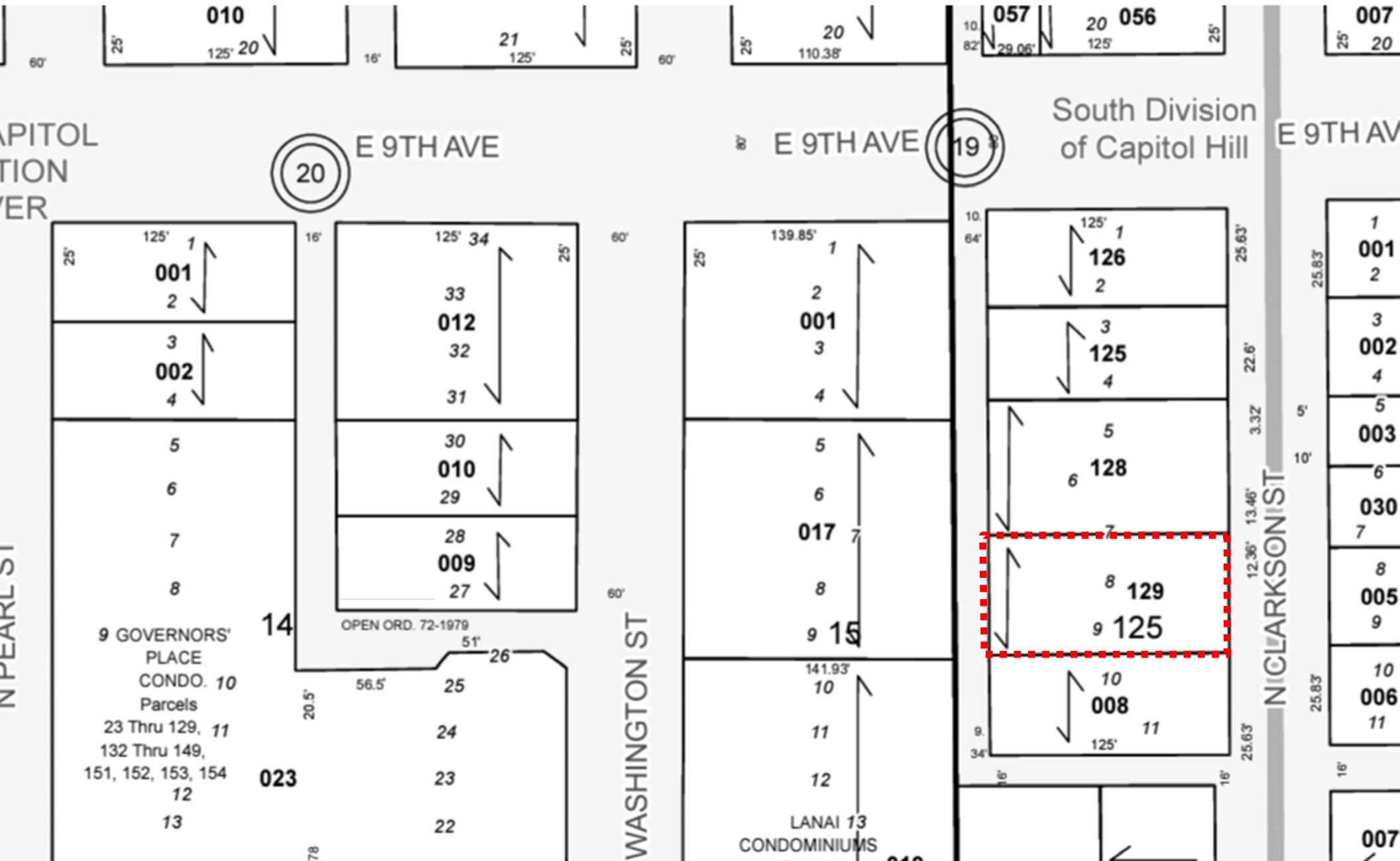




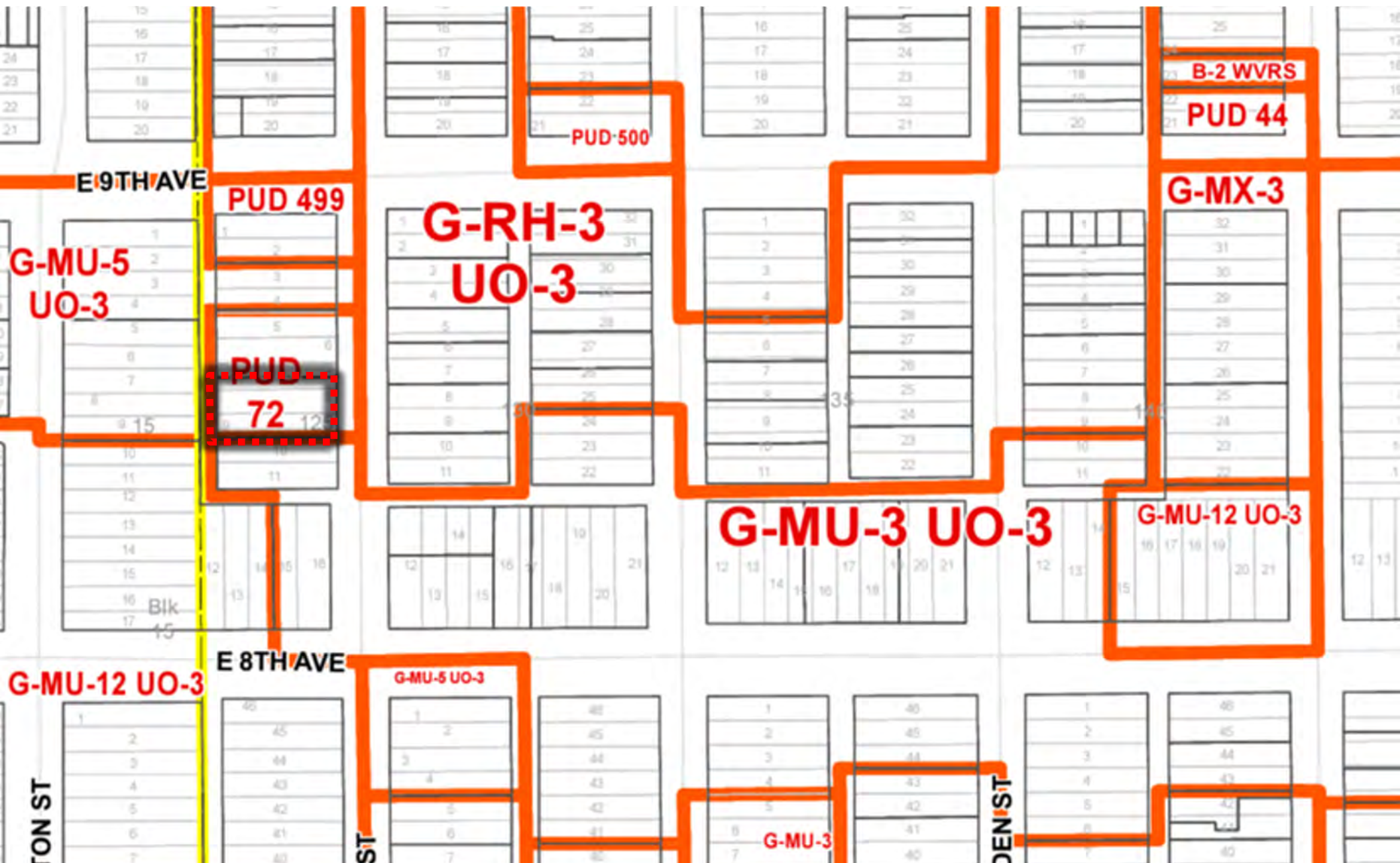
UNIQUE<sup>SM</sup>  
PROPERTIES

TCN<sup>SM</sup>  
WORLDWIDE  
REAL ESTATE SERVICES

8



# ZONING MAP



# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	50,092	134,266	245,117
2024 Estimate	49,063	131,648	240,646
2010 Census	47,117	127,160	233,992
Growth 2024-2029	2.10%	1.99%	1.86%
Growth 2020-2024	4.13%	3.53%	2.84%
Median Age	35.80	36.60	36.00
Average Age	38.20	38.90	37.90
<b>2024 Population by Race:</b>			
White	38,512	100,056	173,840
Black	2,140	7,676	13,777
Am. Indian & Alaskan	313	890	2,029
Asian	1,387	4,047	7,256
Hawaiian & Pacific Island	16	51	82
Other	6,694	18,929	43,663
Hispanic Origin	6,351	18,315	44,853
<b>U.S. Armed Forces:</b>			
	<b>31</b>	<b>96</b>	<b>190</b>
<b>Households:</b>			
2029 Projection	31,537	78,022	131,331
2024 Estimate	30,936	76,477	128,836
2010 Census	30,014	73,881	125,003
Growth 2024-2029	1.94%	2.02%	1.94%
Growth 2020-2024	3.07%	3.51%	3.07%
Owner Occupied	7,920	23,353	43,973
Renter Occupied	23,016	53,124	84,864
<b>2024 Avg Household Income</b>	<b>\$100,166</b>	<b>\$111,787</b>	<b>\$118,572</b>
<b>2024 Med Household Income</b>	<b>\$71,416</b>	<b>\$82,283</b>	<b>\$89,238</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	4,955	13,409	20,504
\$25,000 - \$50,000	5,504	10,568	16,345
\$50,000 - \$75,000	5,846	11,746	19,363
\$75,000 - \$100,000	3,425	8,640	14,408
\$100,000 - \$125,000	2,394	6,423	11,097
\$125,000 - \$150,000	2,308	6,667	11,689
\$150,000 - \$200,000	3,282	7,730	14,102
\$200,000+	3,223	11,297	21,328
<b>2024 Population by Education:</b>			
Some High School, No Diploma	1,095	3,696	10,560
High School Grad (Incl Equivalency)	3,652	10,317	19,227
Some College, No Degree	7,924	19,551	33,157
Associate Degree	3,401	9,258	15,314
Bachelor Degree	17,823	44,467	78,535
Advanced Degree	10,610	29,591	48,681
<b>2024 Population by Occupation</b>			
Real Estate & Finance	3,475	8,478	16,586
Professional & Management	29,435	78,127	136,376
Public Administration	1,520	3,381	5,595
Education & Health	7,741	18,393	32,410
Services	3,896	10,062	18,828
Information	1,419	3,343	5,690
Sales	6,202	14,259	26,402
Transportation	2,374	6,127	9,768
Retail	2,648	6,075	10,934
Wholesale	1,051	2,287	3,667
Manufacturing	1,603	4,587	8,404
Production	1,298	4,015	7,823
Construction	1,330	3,003	5,997
Utilities	1,181	3,104	5,594
Agriculture & Mining	333	781	1,579
Farming, Fishing, Forestry	116	208	321
Other Services	1,971	4,314	7,672



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