

Colorado & Evans

S O G N Á R E
P A R T N E R S





**WITHIN 1 BLOCK OF
RAIL STATION**



**HIGH
VISIBILITY**



**REDEVELOPMENT
OPPORTUNITY**



**MAJOR
INTERSECTION**



**12 STORY
ZONING**

DETAILS

ZONING C-MX-12

(Commercial-Mixed Use-12 Stories)
Allows up to 12 stories with required
step backs in building mass above 3
stories.

Allowed uses include:

- Hospitality
- Multi-family
- Office
- Retail

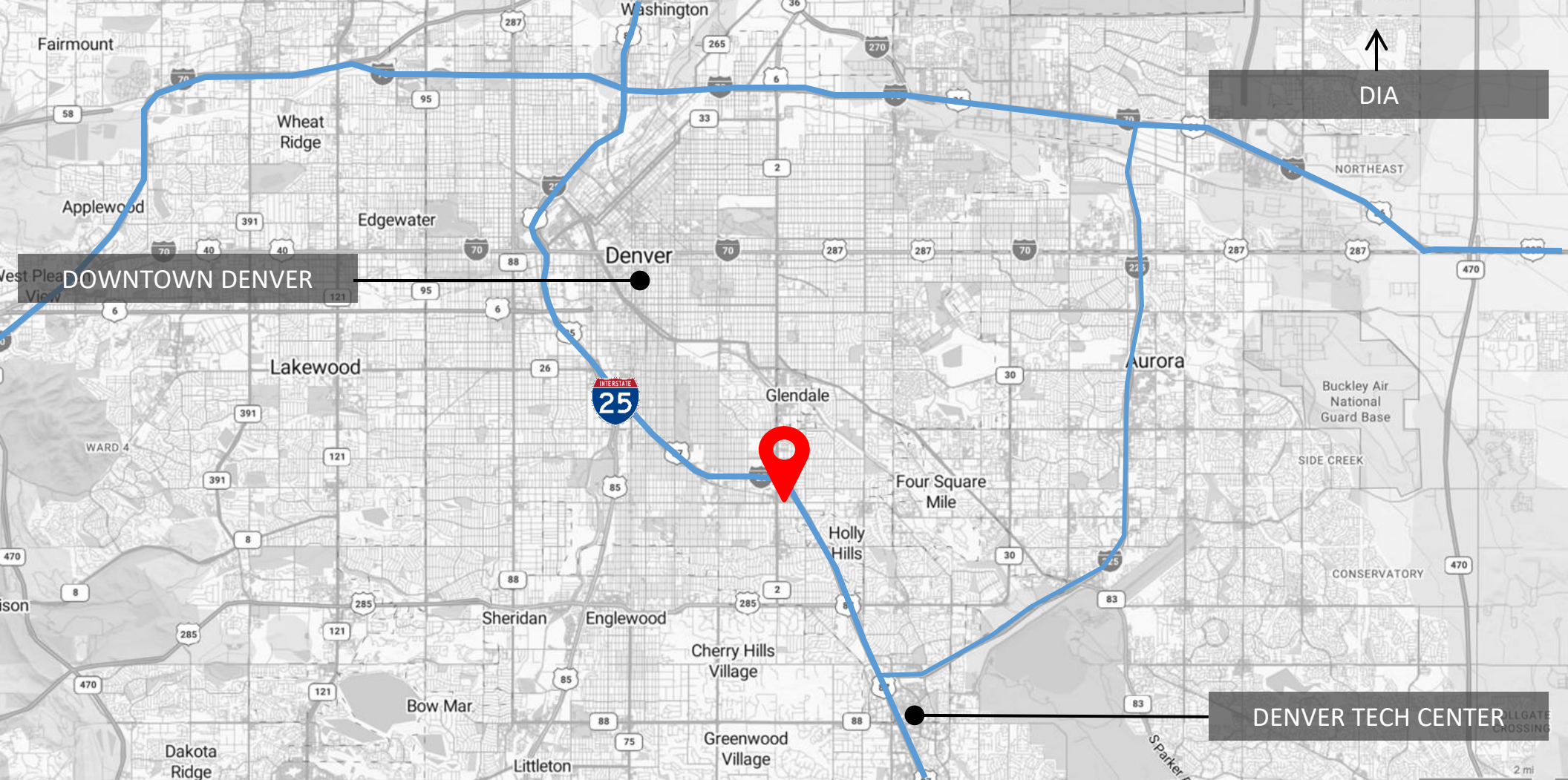
SITE SIZE +/-1.78 Acres

Five parcels totaling +/-77,503 SF



SUMMARY

Located at one of the most prominent intersections in southeast Denver, this 77,503 SF development site is situated on the southeast corner of the major intersection of S Colorado Blvd. and E Evans Ave. The surrounding area is currently undergoing a significant transformation with several planned development projects and a new city park. Conveniently situated between the Denver Tech Center and Downtown Denver, the site offers incredible access to the Colorado Station (light rail & bus station), Interstate 25, and the surrounding neighborhoods including the University of Denver. The existing flexible zoning allows for development up to 12 stories in height, taking advantage of the almost unobstructed views up and down the front range, from Pikes Peak to downtown Denver. Arguably one of the best remaining redevelopment sites in Denver.



+/- 30 MINUTES

DRIVE TO DENVER INTERNATIONAL AIRPORT



+/- 10 MINUTES

DRIVE TO THE DENVER TECH CENTER



+/- 2 MINUTE

WALK TO COLORADO LIGHT RAIL STATION

S O G N Á R E
P A R T N E R S

Jonathan Schneider

jonathan@sognarepartners.com

o (720) 370-5000 c (303) 646-7909

All information and renderings contained within this brochure has been obtained from sources deemed reliable. Sognare Partners LLC has not made any investigations and makes no warranty or representation with respect to its accuracy. Buyer is advised to conduct thorough due diligence and seek expert opinions as they may deem necessary.