

# FOR SALE

## Solid Credit Tenant in Prime Colorado Blvd Corridor

2222 & 2228 S COLORADO BLVD DENVER CO 80205

 \$6,600,000

 Central Submarket  
Denver

 .77 Acres (33,541 SF)



### THE PROPERTY

This Colorado Blvd corridor has been one of the most thriving development corridors in the entire state. It connects some of Denver's most desired neighborhoods: Denver Country Club, Hilltop, Bonnie Brae, Cherry Creek, Washington Park, Observatory Park, Greenwood Village and Cherry Hills Village. It boasts some of the highest retail leases and some of the newest apartment, townhome and luxury single family homes constructed. This mixed use zoning at 5 stories is ideal for an apartment development with prime retail tenants with a Colorado Blvd address.

### REDEVELOPMENT OPPORTUNITY

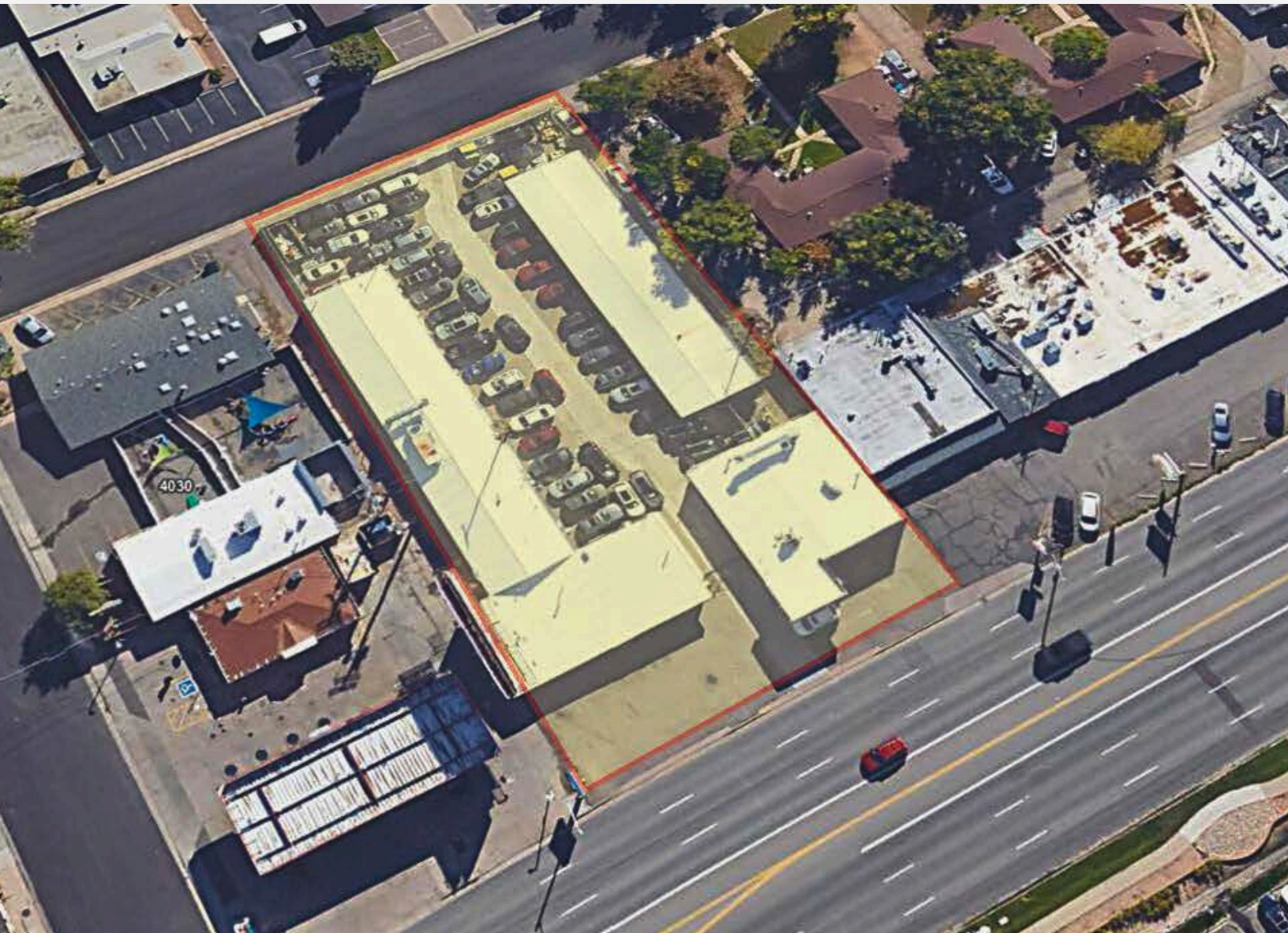
- ✓ Multi-Family
- ✓ Retail
- ✓ Condos
- ✓ Office
- ✓ Zoning: S-CC-5X

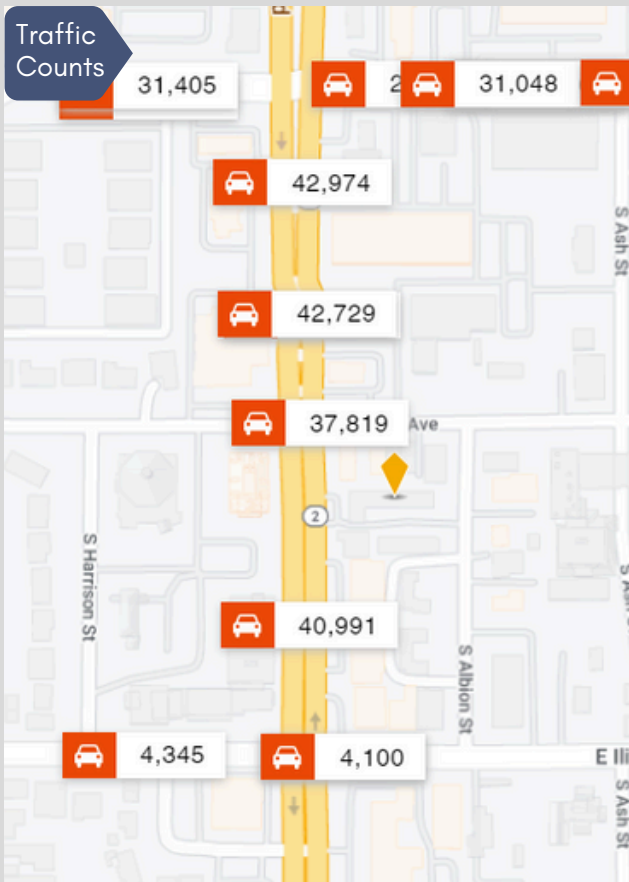
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## Hands Off NNN Lease \$367,056 NOI!

2222 & 2228 S COLORADO BLVD CALL BROKER FOR DETAILS.

*Covered Land Play in prime University Park  
0.77 Acres with NNN 3-year Gerber Lease*





**Central Denver's  
Next Great Neighborhood**

University Park

.77 AC

(33,541 SF)

PRICE: \$6,600,000



**2222 S COLORADO BLVD**

LOT SIZE: 14,810

**2228 S COLORADO BLVD**

LOT SIZE: 18,730



Subject Parcels For Sale



Doggie Pause Possible Future Sale



Two Fourplex Possible Future Sale



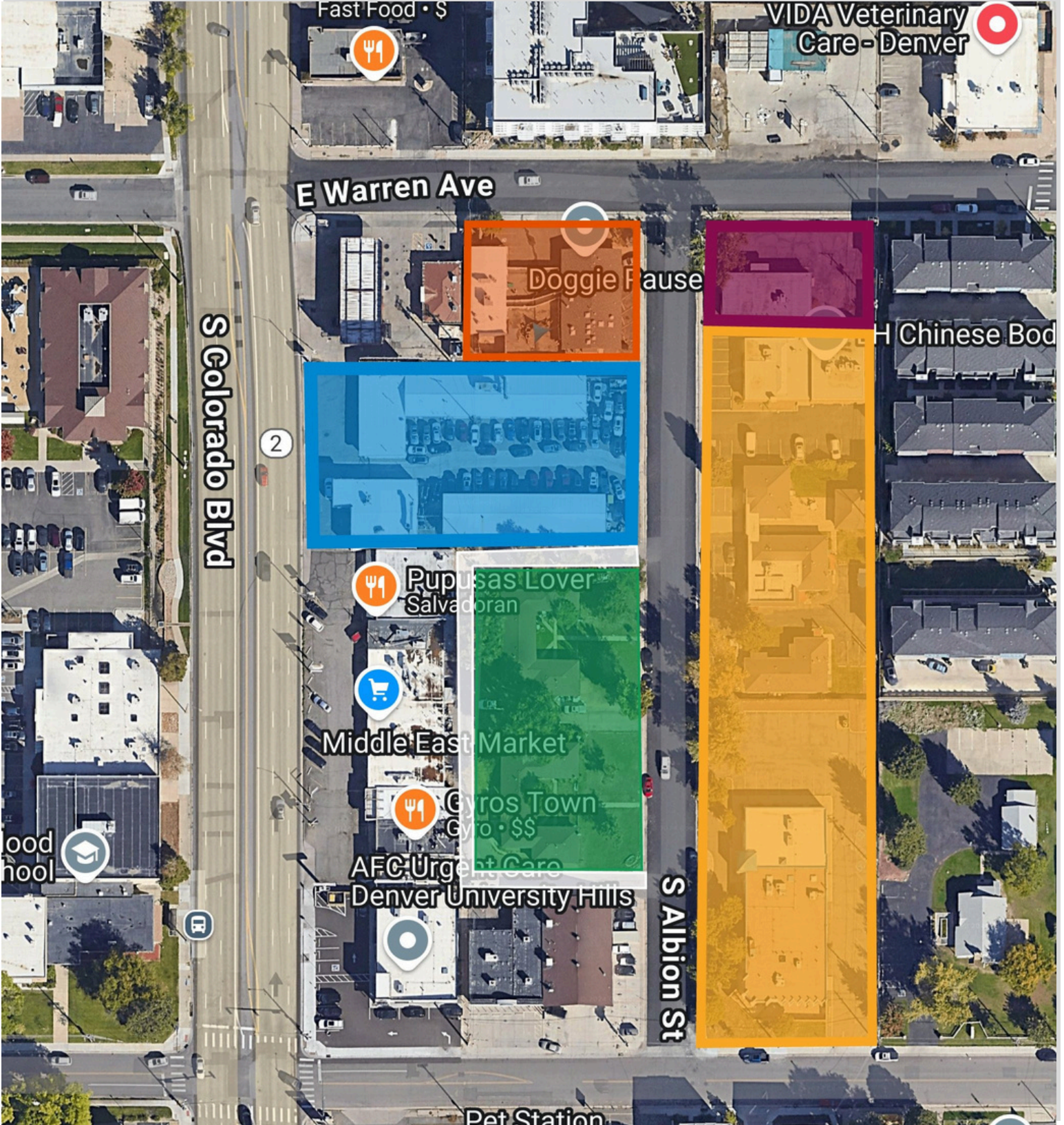
Del West CHAFA approved development



12 townhomes under construction



Shared alley/driveway





Walk to:  
Junction Food & Drink  
Dave & Busters  
Poppies Restaurant & Lounge  
Regal UA Cinema



Bike to:  
Observatory Park  
University of Denver  
Wellshire Golf Course



**1-MILE**

Population: 17,397  
Median Age: 37  
Median HH Income: \$80,104

**3-MILE**

Population: 160,339  
Median Age: 38  
Median HH Income: \$84,558

**5-MILE**

Population: 444,129  
Median Age: 38  
Median HH Income: \$74,337



Colorado Station:  
8 minute walk  
Colorado Convention Center  
DTC  
Denver International Airport  
Coors Field

