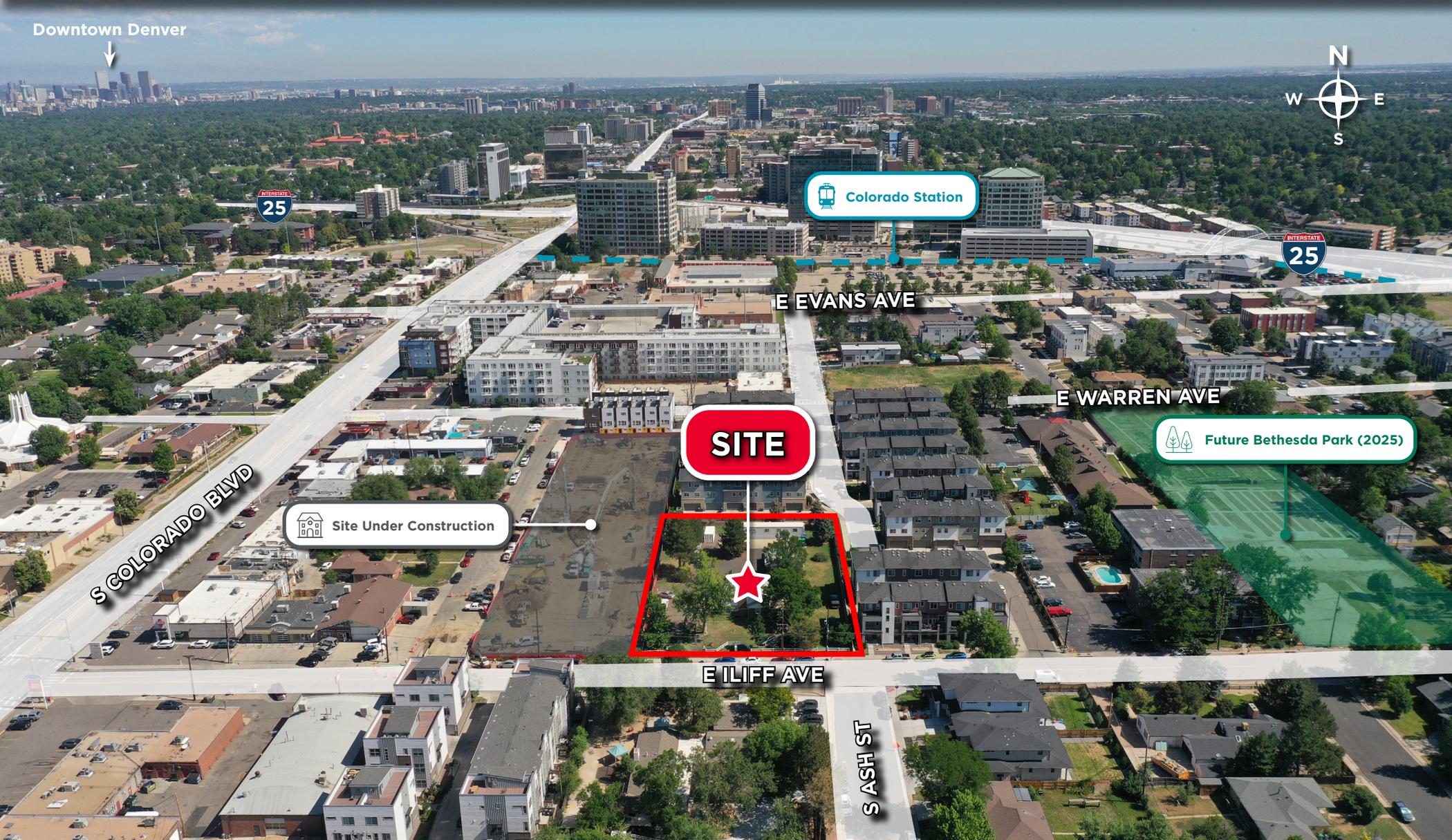


Residential Development Opportunity

Residential Land
Services Team



4175 East Iliff Avenue
Denver, Colorado



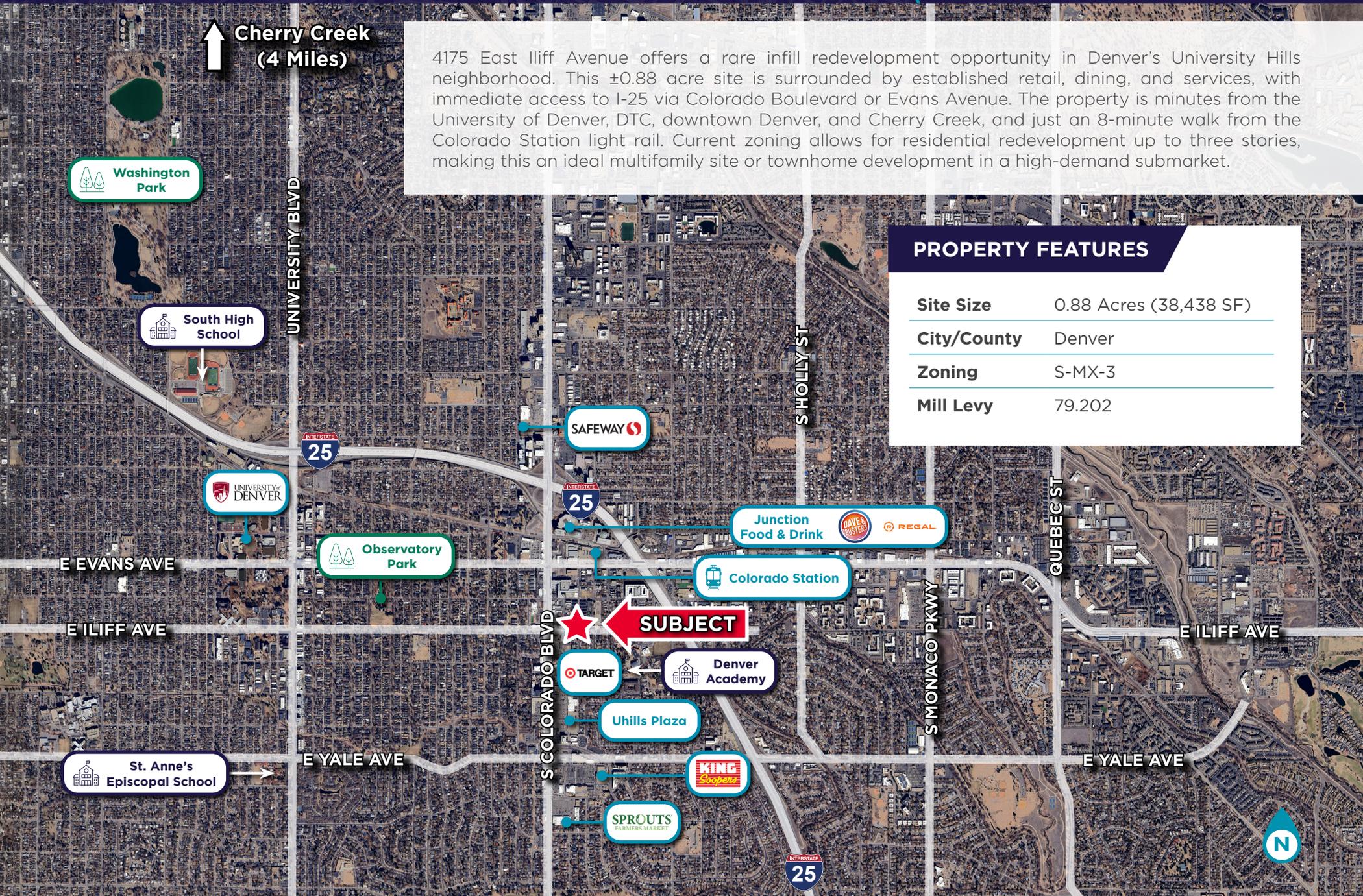


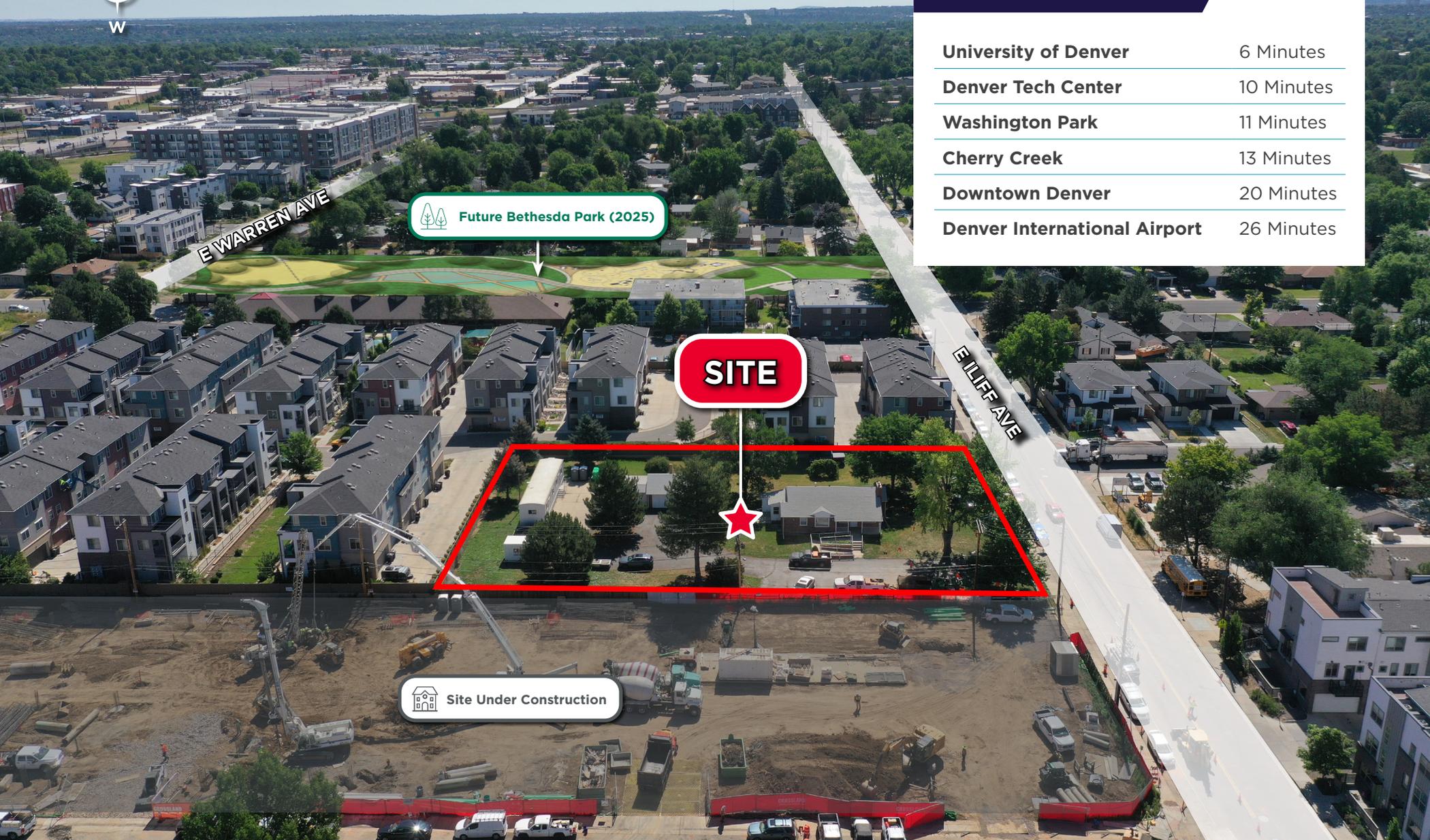
↑ Cherry Creek
(4 Miles)

4175 East Iliff Avenue offers a rare infill redevelopment opportunity in Denver's University Hills neighborhood. This ±0.88 acre site is surrounded by established retail, dining, and services, with immediate access to I-25 via Colorado Boulevard or Evans Avenue. The property is minutes from the University of Denver, DTC, downtown Denver, and Cherry Creek, and just an 8-minute walk from the Colorado Station light rail. Current zoning allows for residential redevelopment up to three stories, making this an ideal multifamily site or townhome development in a high-demand submarket.

PROPERTY FEATURES

Site Size	0.88 Acres (38,438 SF)
City/County	Denver
Zoning	S-MX-3
Mill Levy	79.202





Drive Times

University of Denver	6 Minutes
Denver Tech Center	10 Minutes
Washington Park	11 Minutes
Cherry Creek	13 Minutes
Downtown Denver	20 Minutes
Denver International Airport	26 Minutes

Fact Sheet

JURISDICTION

City & County of Denver

WATER & SEWER

Denver Water & Wastewater

LOCATION

4175 East Iliff Avenue
Denver, CO 80222

ELECTRICITY & GAS

Excel Energy

PARCEL SIZE

±0.88 Acres (38,438 SF)

PUBLIC SCHOOLS

Denver Public Schools

Elementary: Bradley

Middle: Merrill

High: Thomas Jefferson
South High School

CURRENT ZONING

S-MX-3 (Suburban-Mixed Use, 3 Stories)

Allowable uses include single-family, multi-family, live/work, and small-scale retail or office

PRICE

Contact Cushman & Wakefield Team for pricing guidance

METRO DISTRICT

City & County of Denver

MILL LEVY

79.202

At A Glance

	1-MILE	3-MILE	5-MILE
2024 POPULATION	16,764	163,517	449,599
AVG. EMPLOYEE POPULATION	17,188	99,089	300,003
AVG HH INCOME	\$113,992	\$118,477	\$108,166



#8
Real Estate Rank



\$765,000
Average Home Price





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For more information, please contact the Residential Land Services Team:



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