

3201 | **N SPEER BLVD**
DENVER, CO 80211

\$1,478,000
SALE PRICE



PLEASE DO NOT DISTURB THE TENANT
CALL BROKER FOR MORE DETAILS



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 **UNIQUE**
PROPERTIES 
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PROPERTY HIGHLIGHTS

Address	3201 N Speer Blvd Denver, CO 80211
County	Denver
Sale Price	\$1,478,000
Building Size	3,944 SF
Lot Size	5,570 SF
Zoning	U-SU-A1
Year Built	1953

PROPERTY DESCRIPTION

Iconic West Highlands Charm: Situated just blocks from Highlands Square at 32nd & Lowell.

Gateway to the Highlands: Perfectly positioned at the intersection of Speer Blvd and Irving St, serving as a primary entry point to the vibrant West Highlands neighborhood.

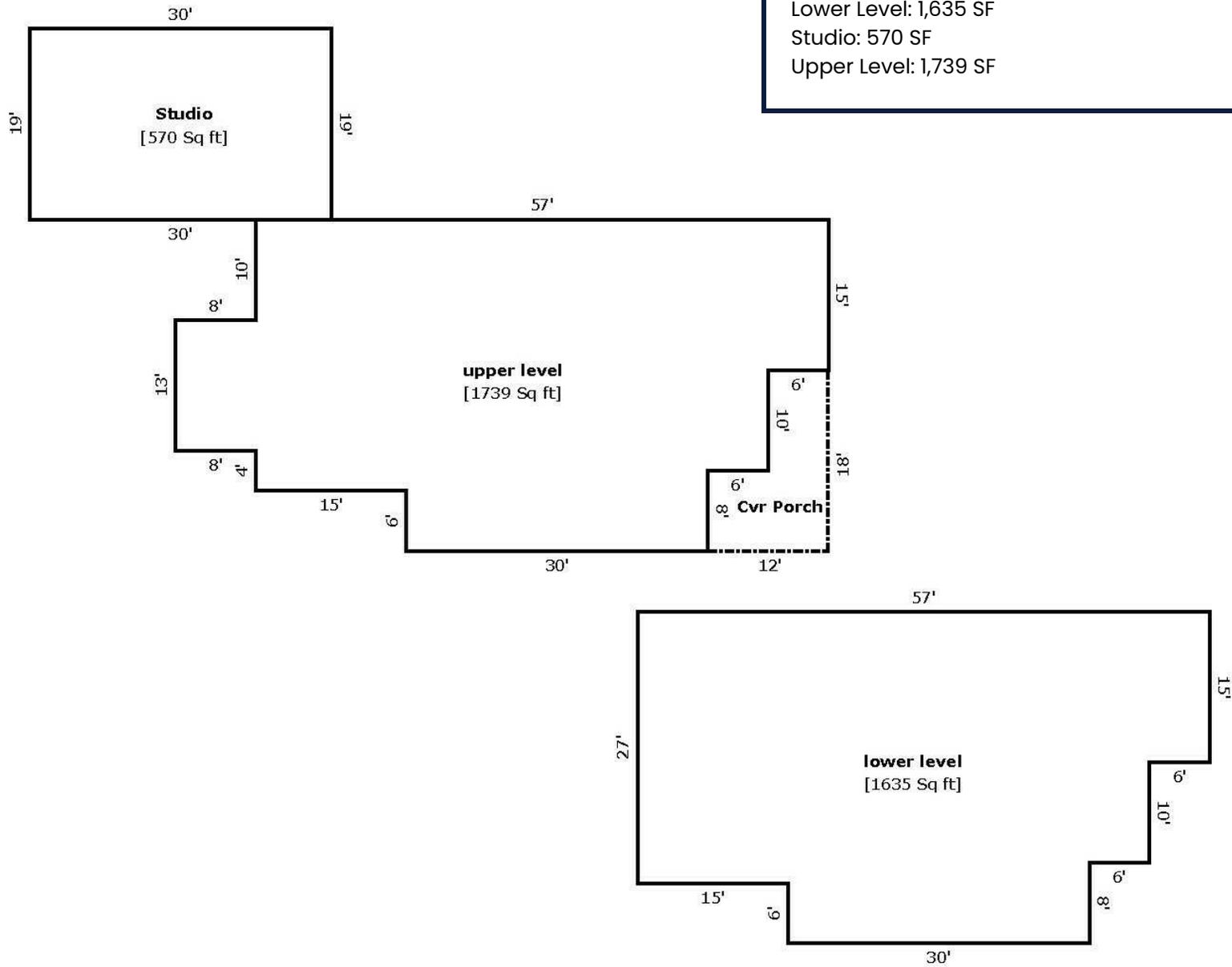
Effortless Connectivity: Located minutes from Downtown Denver, LoHi, Sloan's Lake, Berkley and I-25.

Built in Foot Traffic: Surrounded by established retailers and restaurants. The property benefits from local residents visiting nearby favorites as well as the farmers market which runs every Sunday from May- October.

- Ideal for an Investor or Owner-user.
- Floorplan lends itself nicely to a variety of uses as well as multiple tenants.
- Year of Construction: 1953
- Current Zoning: U-SU-A1



FLOOR PLAN



TOTAL SF: 3,944 SF
 Lower Level: 1,635 SF
 Studio: 570 SF
 Upper Level: 1,739 SF

LOCATION MAP



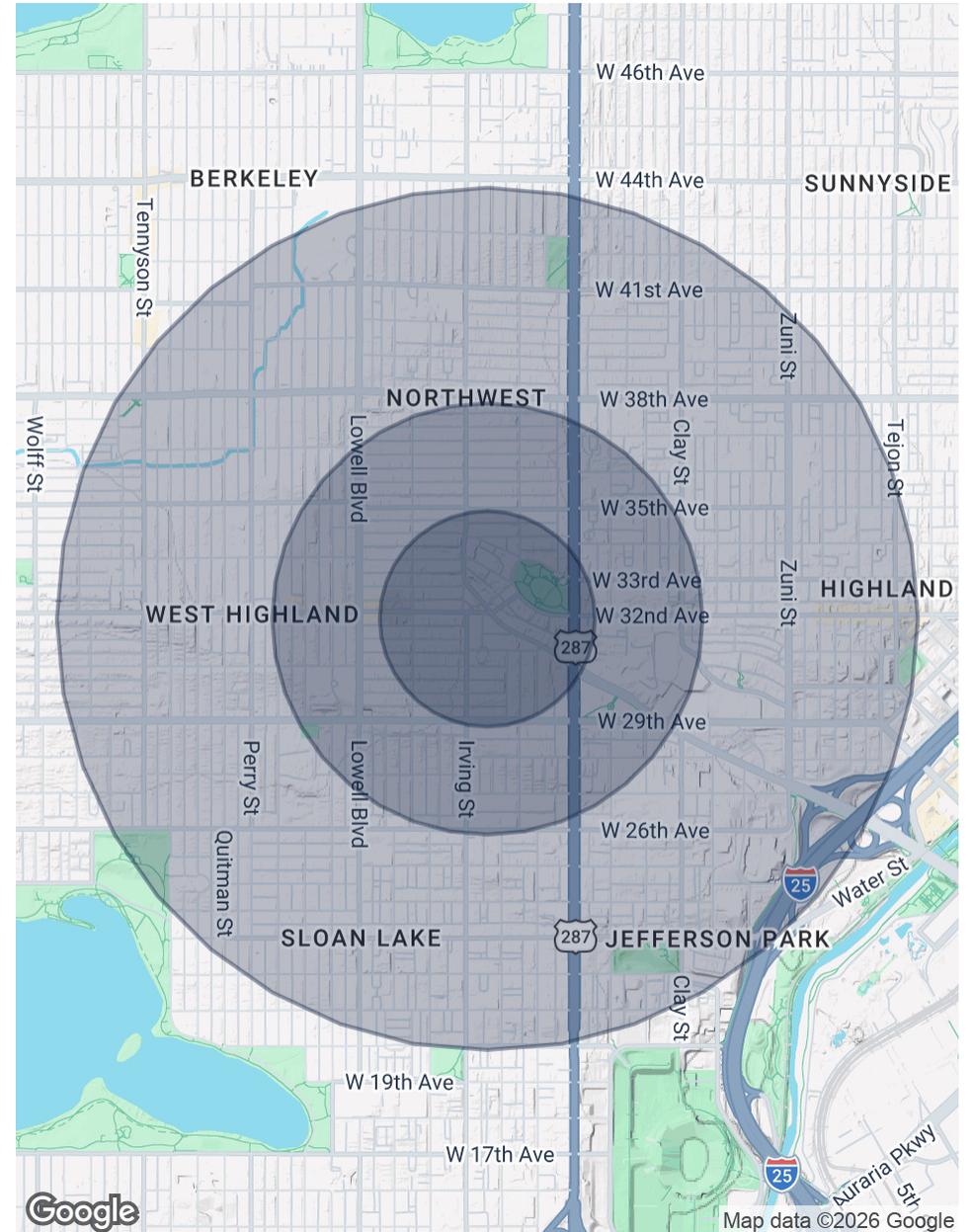
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,111	8,117	29,378
Average Age	33.2	35.1	35.7
Average Age (Male)	31.6	33.0	35.3
Average Age (Female)	32.8	35.1	35.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,083	4,419	15,533
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$135,108	\$144,639	\$158,946
Average House Value	\$843,935	\$831,396	\$819,777

TRAFFIC COUNTS	0.25 MILES	0.5 MILES	1 MILE
Irving St & W 33rd Ave N	10,995/day		0.09 mi
Irving St & W Moncrieff Pl N	3,973/day		0.04 mi
West 32nd Ave & Meade St W	8,819/day		0.10 mi
Speer Blvd & Hooker St S	15,012/day		0.10 mi

2025 American Community Survey (ACS)



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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