

FOR SALE

REDEVELOPMENT OPPORTUNITY

1144 - 1150 South Cherokee Street, Denver, CO

REALSPACE

COMMERCIAL REAL ESTATE



Cherry Creek

Washington Park

SBK
260 Units

SPROUTS
FARMERS MARKET

W
PLATT PARK
by WINDSOR
303 Units

W
WINDSOR
Broadway Station
419 Units

SITE

Gates District
Mixed-Use Development
887 Housing Units
180,000 SF Retail
380,000 SF Office

The
Breakfast
King
(closed)

85

- Residential or commercial redevelopment site
- Portfolio sale of 4 separate properties (4 single family dwellings)
- Total Land Size: 15,625 SF
- Located in the heart of Denver
- Zoned: I-A
- Easy access to Highway 85, I-25, and Downtown Denver
- Contact Broker for pricing

TRADE AREA

1144 - 1150 South Cherokee Street
Denver, CO

REALSPACE

COMMERCIAL REAL ESTATE



Barnum Neighborhood

Athmar Park Neighborhood

Ruby Hill Park

Overland Golf Course

Washington Park

Denver South High School
1,844 Students



RTD
I-25 &
Broadway
Station

**Gates District
Mixed-Use Development**
887 Housing Units
180,000 SF Retail
380,000 SF Office



MISSISSIPPI AVE

SITE

W
PLATT PARK
- WINDSOR
303 Units

W WINDSOR
- Broadway Station
419 Units

S BROADWAY

**South Pearl
Retail**
Sushi Den
Stella's Coffee House
Kaos Pizzeria
OTOTO
Que Bueno Suerte
Ruby's Market

**South Broadway
Retail**
Snarf's Sandwiches
Corvus Coffee
Dive Inn
Joy Hill Denver
Maria Empanada
The Goldfinch

LOUISIANA AVE

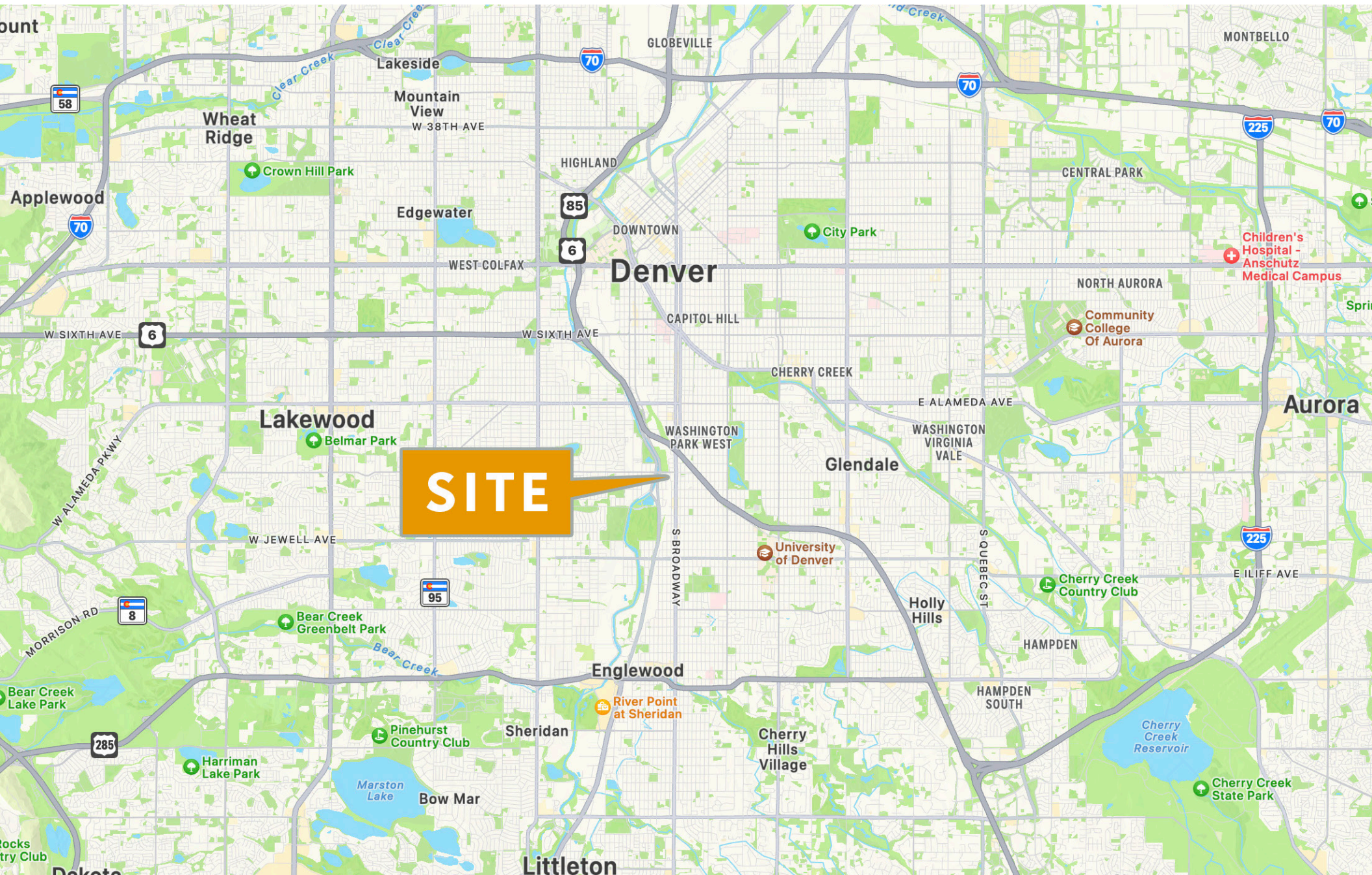


LOCATION

1144 - 1150 South Cherokee Street
Denver, CO

REALSPACE

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HOUSES

1144 - 1150 South Cherokee Street
Denver, CO

REALSPACE

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1144 S CHEROKEE

House Size: 1,274 SF

Land Size: 3,125 SF

Bedrooms: 3

Bathrooms: 1

1 BR / 1 BA Separate Apartment

1148 S CHEROKEE

House Size: 1,103 SF

Land Size: 3,125 SF

Bedrooms: 2

Bathrooms: 1

1146 S CHEROKEE

House Size: 975 SF

Land Size: 3,125 SF

Bedrooms: 2

Bathrooms: 1

1150 S CHEROKEE

House Size: 1,193 SF

Land Size: 3,125 SF

Bedrooms: 4

Bathrooms: 1

DEMOGRAPHICS



POPULATION

1 Mile: 15,839

3 Mile: 193,761

5 Mile: 523,852



HOUSEHOLDS

1 Mile: 7,298

3 Mile: 90,077

5 Mile: 248,036



AVG. HH INCOME

1 Mile: \$129,686

3 Mile: \$111,080

5 Mile: \$109,443



DAYTIME POPULATION

1 Mile: 19,391

3 Mile: 215,609

5 Mile: 595,924



TRAFFIC COUNTS

On Santa Fe at Platte River: 111,363 vpd

On Mississippi west of Santa Fe: 23,002 vpd

CONTACT

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