

2001 | **S QUEBEC ST**
DENVER, CO 80224

SALE PRICE
\$2,100,000

SUBJECT PROPERTY
2001 S QUEBEC ST

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 **UNIQUE**
PROPERTIES

 **TCN**
REAL ESTATE SERVICES

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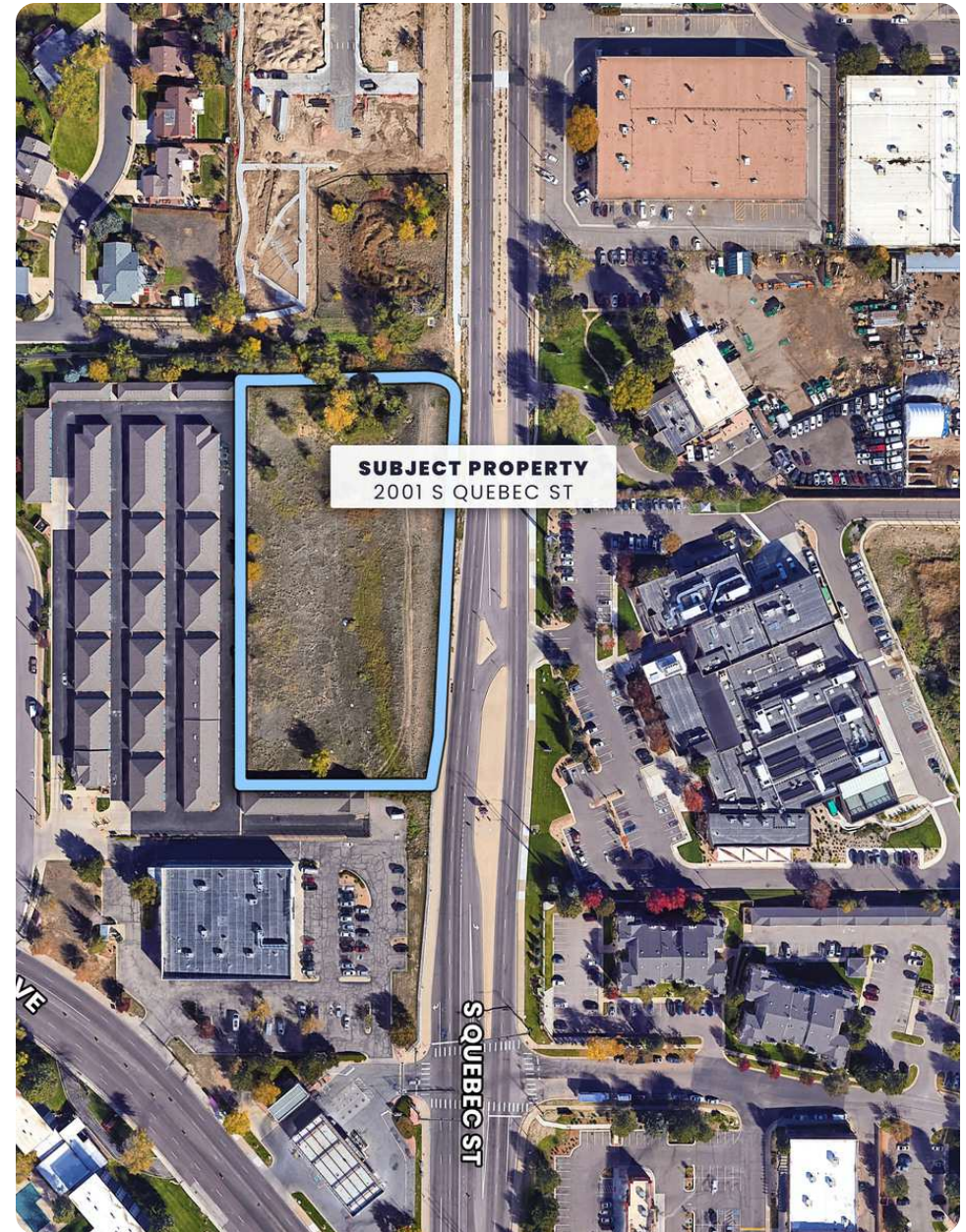
PROPERTY HIGHLIGHTS

Address	2001 S Quebec St Denver, CO 80224
Sale Price	\$2,100,000
Price/ SF	\$20.68/ SF
Lot AC	2.33 AC
Lot SF	101,495 SF
Zoning	B-3
Taxes (2023)	\$12,145
Water	Yes
Sewer	Goldsmith Gulch Sanitation District
Power	Yes

PROPERTY DESCRIPTION

Unique Properties is pleased to announce the exclusive right to sell 2001 S Quebec. This land offers the potential for future development in a busy part of Denver. This 2.33-acre parcel presents a prime opportunity with a wide variety of potential uses. Ideally situated next to the recently completed East Virginia Village neighborhood, the property offers convenient access to a skilled workforce and potential customer base. With a generalized B-3 zoning, the land allows for a wide range of possibilities, from office and retail to carwashes and auto repair facilities as well as many more. The proximity to major arterials and utilities further enhance the site's appeal.

- High traffic counts of 36,635 VPD on Quebec and Evans
- Average household income of \$88,000+ in 2-mile radius
- Recent East Virginia Village development to the north
- 287- Units Edera at Highline development to be completed Spring of 24'



ADDITIONAL PHOTOS



ZONING **B-3 (BUSINESS DISTRICT):**

Zoned B-3 (Business District): The B-3 district will allow the continuance and new development of stand-alone commercial retail and business uses. Mixed-use, commercial, and employment center development is strongly encouraged.

PERMITTED USES:

Retail

Convenience Store

Office

Gas Station

Bank with Drive Thru

Restaurant with Drive Thru

Hotel / Motel

Laboratory

Bar or Nightclub

Auto Sales

Event Center

Brewery

PERMITTED USES:

Car Wash

Day Care

Minor Auto Repair

Laboratory Uses

Animal Day Care

Animal Hospital

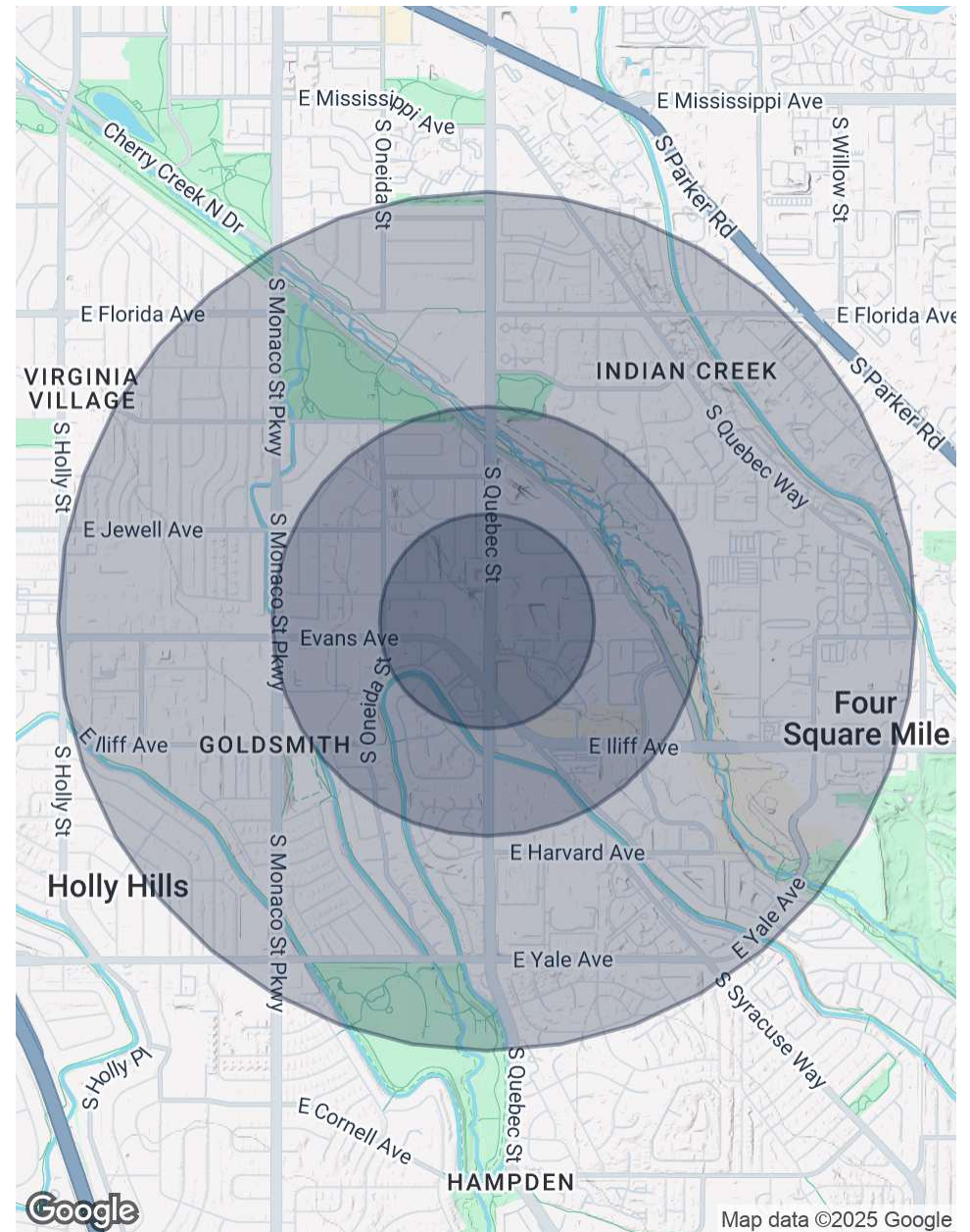
Vet Clinic

DEMOGRAPHICS MAP & REPORT

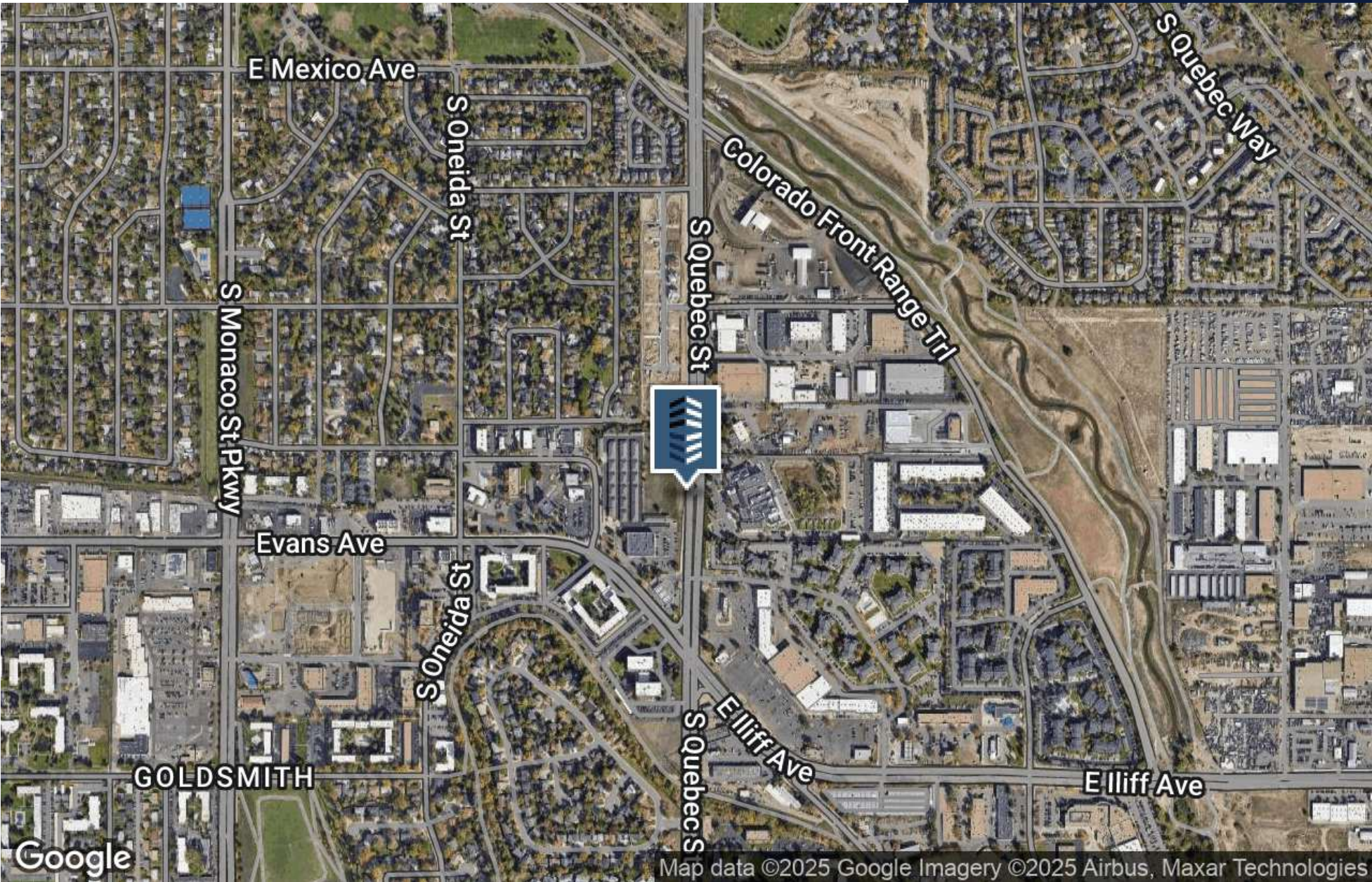
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	781	5,767	24,782
Average Age	37.1	33.2	36.5
Average Age (Male)	36.0	33.2	34.7
Average Age (Female)	39.4	33.6	37.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	355	2,634	10,871
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$80,189	\$71,363	\$76,829
Average House Value	\$380,715	\$263,087	\$288,741

2020 American Community Survey (ACS)



SITE AERIAL



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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