

674

SANTA FE DRIVE

DENVER, CO 80204

RETAIL | OFFICE

FOR SALE \$775,000



SELLER FINANCING



SAM LEGER

CHIEF EXECUTIVE OFFICER

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 **UNIQUE**
PROPERTIES

 **TCN**
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Sale Price	\$775,000
Building Size	1,964 SF
Lot Size	2,625 SF
Zoning	C-MS-5
Year Built/ Remodeled	1891/ 2022
Taxes	\$13,128

PROPERTY DESCRIPTION

674 N. Santa Fe Drive is located a block North of W. 6th Avenue in the popular Lincoln Park neighborhood. The property is situated within the historic Santa Fe Arts District, a high energy and vibrant neighborhood with great restaurants, night life, and entertainment centers. Neighboring businesses include the Colorado Ballet, Museo De Las Americas, Black Sky Brewery, and the Space Gallery. With easy access to I-25 and Speer Blvd, the building offers great visibility on Santa Fe Drive as multiple development projects add density to the area.

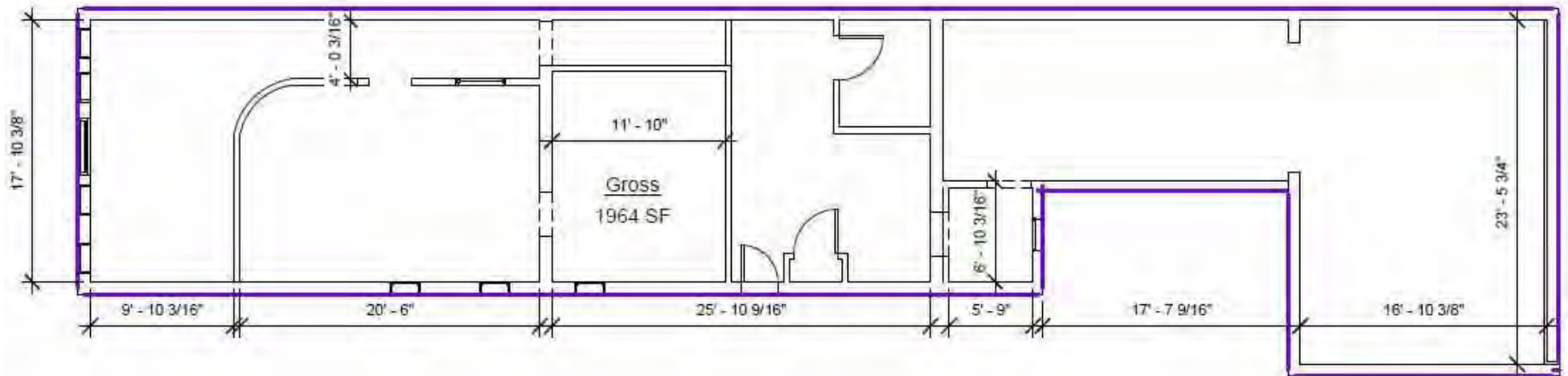
- Retail/Office Space
- 20' x 15' Outdoor Patio
- In demand Location in Santa Fe Arts District
- Quick Access to I-25 & Downtown Denver
- Signage Available
- Available for Lease - contact Broker for details



ADDITIONAL PHOTOS



FLOOR PLAN



DEVELOPMENT OVERVIEW





SANTA FE ART DISTRICT

SANTA FE ART DISTRICT

Denver's Art District on Santa Fe is a nationally acclaimed hub for arts and culture, featuring a vibrant community of artists, galleries, studios, theaters, and creative businesses along historic Santa Fe Drive. Founded in 2003, Art District on Santa Fe operates as a 501(c)(3) nonprofit organization and is one of Colorado's first Certified Creative Districts, known for its rich cultural heritage and thriving artistic scene.

FIRST FRIDAY

The First Friday Art Walks are the Art District's premier monthly event. Every first Friday, year-round, rain or shine, thousands of visitors from across the Rocky Mountain region and beyond flock to Santa Fe Drive from 5:30-9:30 p.m. to experience a dynamic showcase of art and culture.

With the highest density of art galleries in the country, the District comes alive with artwork displayed in galleries, studios, co-ops, and unexpected spaces like alleys and outdoor exhibits, offering an immersive art experience unlike any other.



Thousands visit from the Rocky Mountain region and beyond during the monthly First Friday Art Walks to experience the highest density of art galleries in the country.

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



TATTOO

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