



**CUSHMAN &
WAKEFIELD**

FOR SALE

342-358 University Boulevard

Denver, Colorado 80206



RARE CHERRY CREEK NORTH DEVELOPMENT OPPORTUNITY

18,740 SF | Multi-Family Townhome Development

Sale Price: \$7,496,000 (\$400/SF)

One of the very few larger development sites left in Cherry Creek North. This property offers the creative developer the opportunity to develop an outstanding, first class residential project. There also may be opportunities to assemble additional ground (maybe for the last full half-block in CCN) and/or explore potential rezoning of the property to higher density. The property borders the historic Denver Country Club area, is one-half block away from the James N. Manley Park and is on a major entry-way to the exclusive Cherry Creek North shopping and office district. This is one of the last few chances for a creative, iconic architectural project. Enjoy walk to work (for maybe a seniors project), numerous restaurants, the Denver Country Club, etc. Zoning allows for multi-family townhome development currently in the very strong residential for-sale market of Cherry Creek North. *Please contact Trevor Brown for more information at +1 303 312 4208 or trevor.brown@cushwake.com*

Property Features

| | |
|-----------|--|
| Site Size | 18,740 SF (150' on University: N/S, 125' E/W) |
| Zoning | G-RH-3 |
| Price | \$7,496,000 (\$400/SF) |

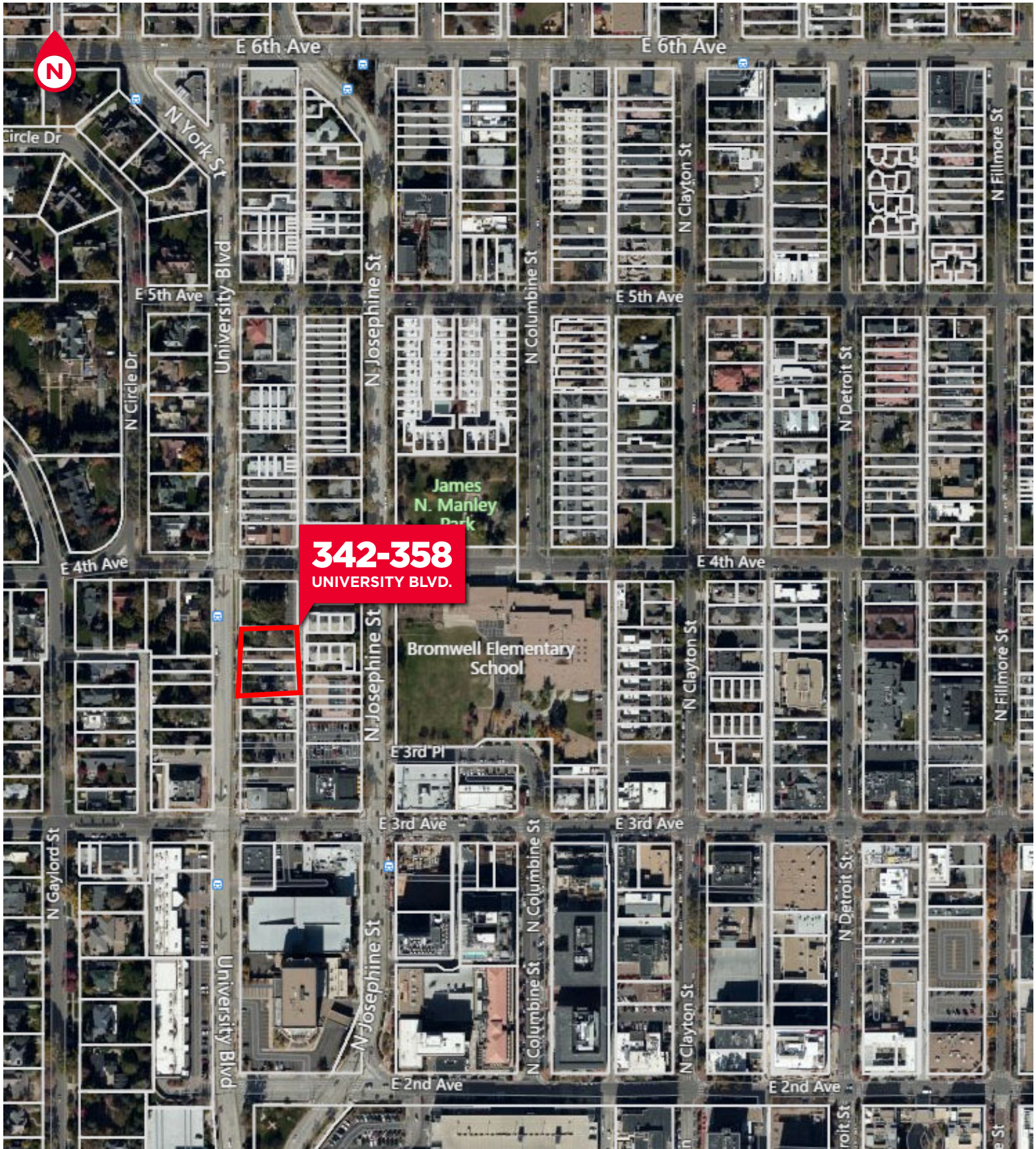




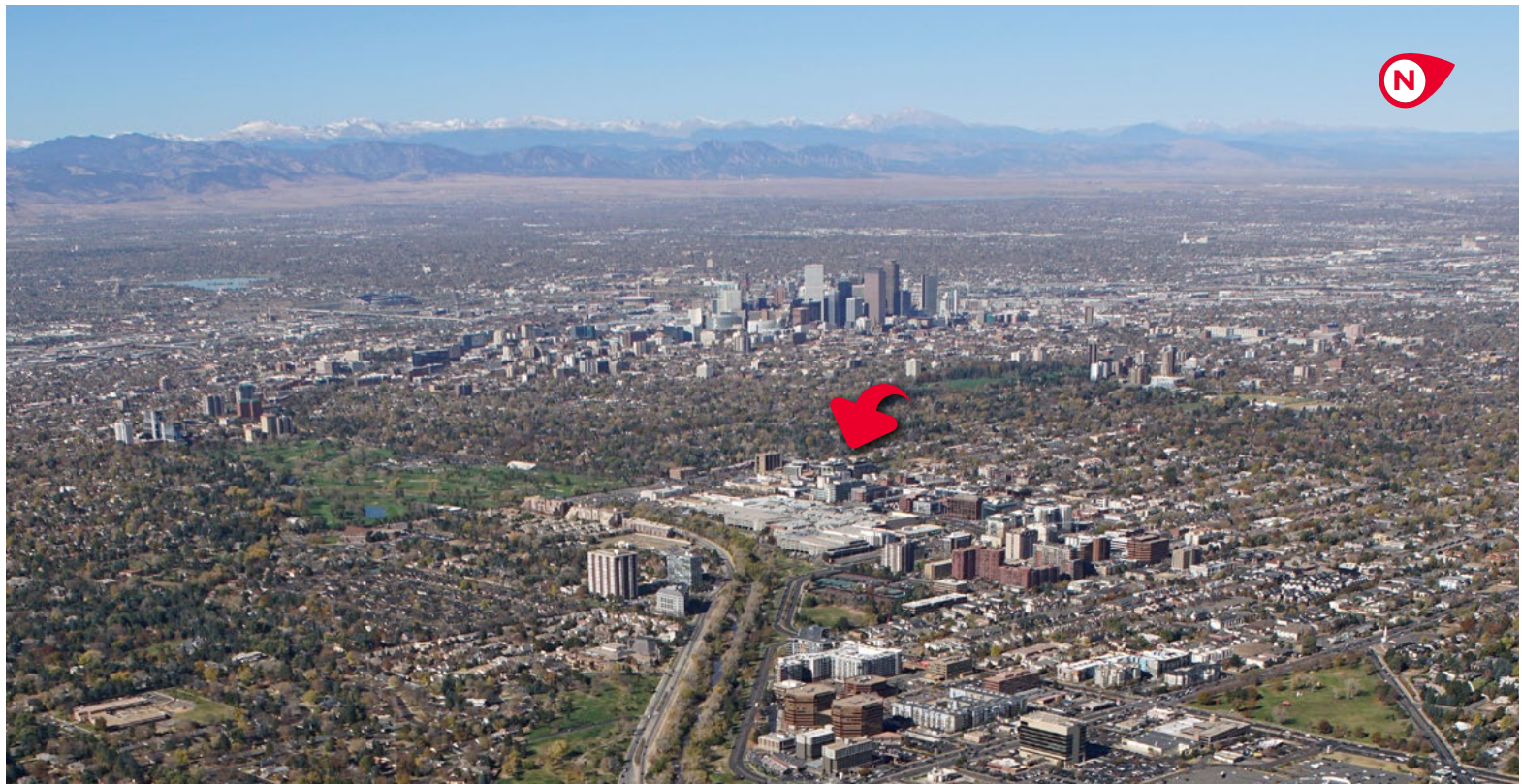
**CUSHMAN &
WAKEFIELD**

FOR SALE

342-358 University Boulevard
Denver, Colorado 80206



Rare Cherry Creek North Development Opportunity





**CUSHMAN &
WAKEFIELD**

FOR SALE

342-358 University Boulevard

Denver, Colorado 80206



For more information, please contact:

TREVOR BROWN

Senior Managing Director

+1 303 312 4208

trevor.brown@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700

F +1 303 534 8270

cushmanwakefield.com

© 2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.