

1285-  
1295

S Santa Fe Dr  
Denver, CO 80223

2 BLKS FROM NWSL STADIUM SITE  
SHORT TERM INCOME IN PLACE

57,967 SF REDEVELOPMENT SITE FOR APARTMENTS/RETAIL - ZONED E-CC-3



**BRAD GILPIN**  
Senior Vice President

O: 303.512.1196  
C: 303.668.3733

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)



FULL-SERVICE COMMERCIAL REAL ESTATE SOLUTIONS



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	\$3,985,000
<b>Floodplain:</b>	No
<b>Lot Size:</b>	57,967 SF
<b>Existing Income:</b>	Ask Broker
<b>Price / Acre:</b>	No
<b>Property Taxes:</b>	\$60,301 (2024)
<b>Zoning:</b>	E-CC-3

## PROPERTY OVERVIEW

- Price reduced from \$4,650,000 to just \$3,985,000 (just \$68.74/sf)
- 57,967 SF development site between S. Santa Fe & E. South Platte River Drive
- Positioned on the East side of the Platte River on Santa Fe Drive with unobstructed mountain views.
- Zoned E-CC-3 in Denver County (allows up to three stories)
- Short-term income in place (please inquire with the listing broker for more details)
- High Traffic Location on Northbound Santa Fe Drive just South of W. Mississippi Ave of 97,724 Vehicles Per Day (per www.costar.com 2023 - S. Santa Fe Drive & W. Louisiana Ave S)
- Located on the "going to work" side of Santa Fe Drive - Three blocks South of I-25 & Two blocks from the new National Women's Soccer League soccer stadium/development (former Gates rubber factory site)
- Two structures currently exist onsite:
  1. 692 SF Drive Thru Coffee / Food Service Bldg. (former Starbuck's Coffee - currently vacant after 22 years)
  2. 6,894 Retail/Office/Showroom (leased to "Smart Spaces" murphy bed and wall bed showroom) DO NOT DISTURB THE TENANT!
- Potential owner/user opportunity with income in place OR covered land redevelopment play
- Directly West of the Warehouse Lofts Development (new 75-unit multi-family project at 1290 S. Santa Fe Drive)



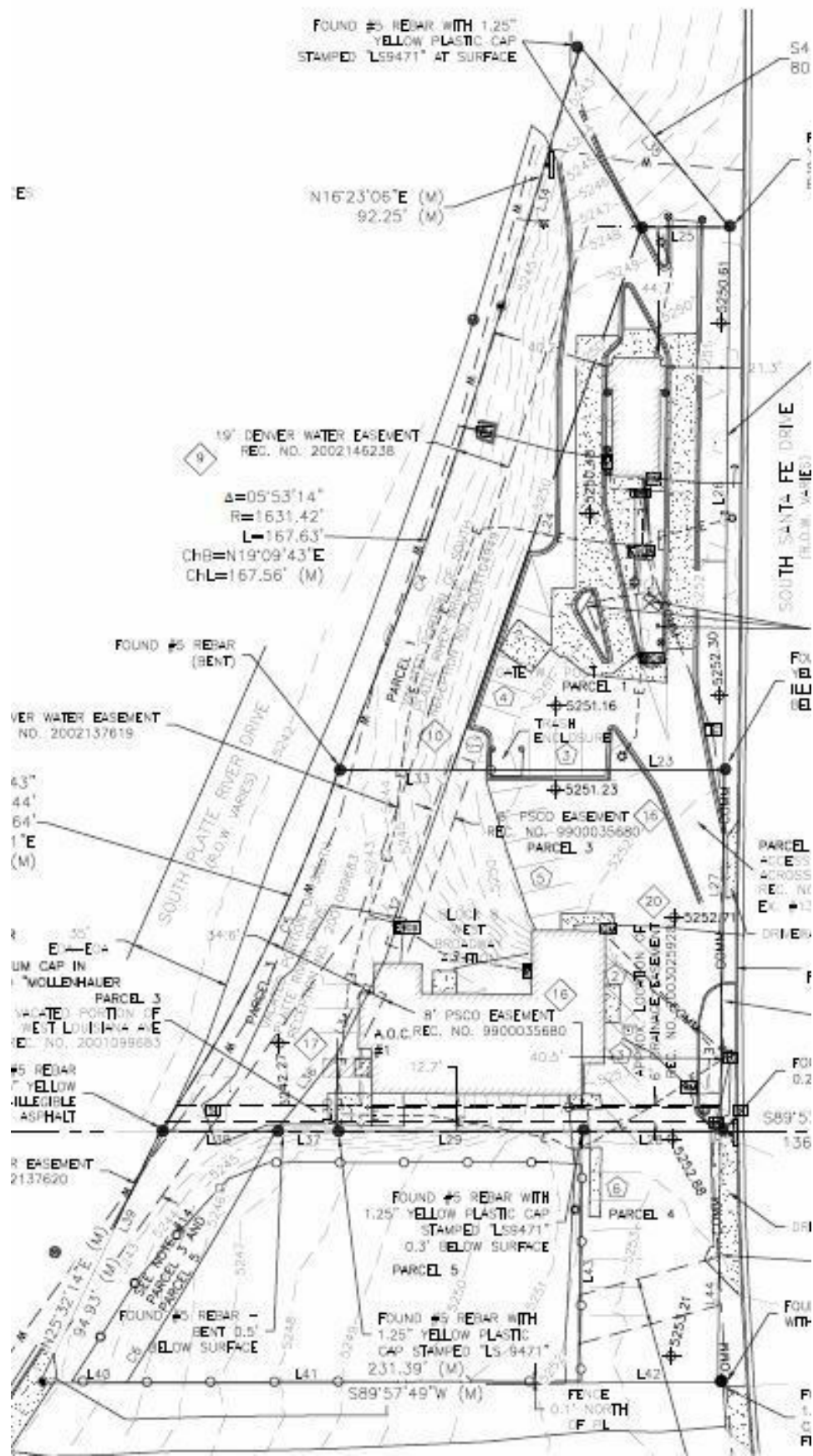
ADDITIONAL PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



SURVEY VIEW



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.





ADDITIONAL PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



ADDITIONAL PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.