



40 Units with 1,322 SF of Retail
Located in Denver's Hottest Neighborhood
Sale Price: \$14,500,000

Building Type:	Mixed-Use
Gross Building Square Feet:	16,173 SF
Lot Size:	4,488 SF
Current Zoning:	C-MX-5
Year of Construction:	2023
Number of Multifamily Units:	40
Average Unit Size:	322 SF
Number of Retail Units:	1
Number of Stories:	5

Property Features:

- New construction, with an A+ location and a 94 Walk Score
- Two tenants
 - Sonder – hospitality which master leases all 40 residential units. Sonder recent official licensing agreement with Marriot International
 - Golden Hour – Wine Bar and Social Club
- Residential units include stainless steel appliances, custom cabinets, LVT plant flooring, designer lighting and fixtures, self-storage lockers, communal laundry facilities
- Paid public storage available in the basement provides additional income
- Excellent access to employment in downtown - 122,000 jobs

For more information, please contact:

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Area Demographics:



Population

1 mile	35,812
3 mile	207,538
5 mile	470,858



Households

1 mile	20,055
3 mile	108,141
5 mile	221,588



Average HH Income

1 mile	\$152,406
3 mile	\$126,716
5 mile	\$117,303

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