

RETAIL/OFFICE INFILL DEVELOPMENT OPPORTUNITY

FOR SALE or GROUND LEASE

101 S BROADWAY
DENVER, CO 80209



SELLER FINANCING
AVAILABLE FOR
QUALIFIED BUYERS*

**Subject to acceptable terms*

For more information:

Jake Hallauer, CCIM

+1 970 663 3150
jakeh@affinitycre.com

Affinity Real Estate Partners, Inc.

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202
Fort Collins, CO 80525
+1 970 663 3150

affinityrepartners.com

EXECUTIVE SUMMARY

THE PROPERTY:

This infill commercial land development site offers a highly desirable location as it is situated on a hard corner, providing excellent visibility along Broadway. Its close proximity to Downtown Denver ensures convenient access to the city's vibrant cultural scene, shopping, and employment opportunities. In addition to its prime location, the site benefits from being surrounded by numerous amenities, several new multi-family projects in the immediate area, adjacent to the Dahlia Denver venue and is approximately a 10 minute drive to Downtown Denver, Empower Field, Ball Arena, Colorado Convention Center, Union Station and countless restaurants, attractions and amenities.

Future building could include a patio, rooftop area with approximately 7 dedicated parking spaces on the Property. The zoning allows for the construction of up to 3 stories high. This provides flexibility for developers to create multi-level structures that can accommodate a variety of uses, such restaurant, retail, office or mixed-use.

ENTITLEMENTS:

- Annexed and zoned within the City of Denver
- Zoning: U-MS-3 (Urban - Main Street - 3 stories maximum height)
(Zoning information): [click here](#)

MUNICIPAL FEES:

Building and Land Development Fees: [click here](#)

System Development Charges and Fees: [click here](#)

UTILITY PROVIDERS:

Water - Denver Water

Sewer - Wastewater Management Division

Electric - Xcel Energy

Gas - Xcel Energy

PROPERTY HIGHLIGHTS

- Hard corner site with excellent visibility and exposure along Broadway - 25,800+ VPD.
- Near an abundance of restaurants, services, shopping and entertainment venues.
- Less than a 10 minute drive to major catalysts such as downtown, Empower Field, Ball Arena, and more.
- Within an area of significant multi-family density.

LAND AREA	9,983 Square Feet (0.23± acres)
SALE PRICE	\$1,500,000.00 (\$150.26 / SF)
GROUND LEASE	Negotiable (Contact Broker for details)
ZONING	U-MS-3
PARCEL NO.	05103-21-041-000
CURRENT MILL LEVY	79.602
COUNTY	Denver
MAX BUILDING HEIGHT	3 Stories

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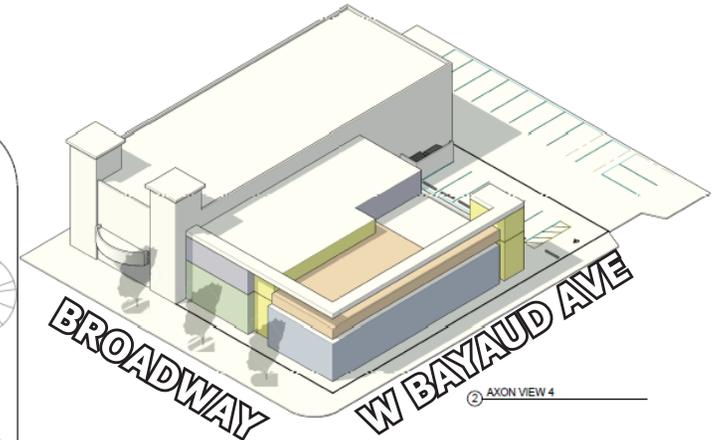
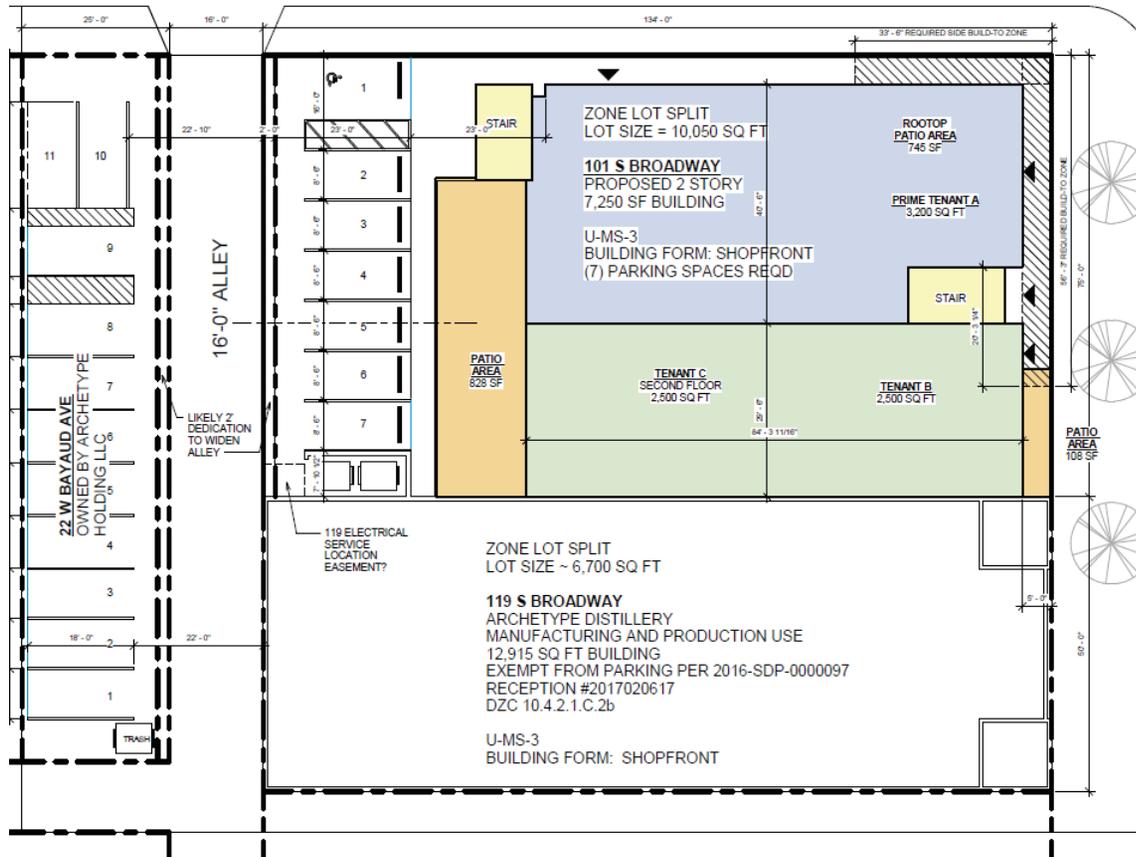
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RETAIL/OFFICE INFILL DEVELOPMENT OPPORTUNITY

CONCEPTUAL PLAN

W BAYAUD AVE
(57.78' R.O.W.)

- ZONING: U-MS-3, UC-1, UC-2
BUILDING FORM: SHOPFRONT
- 3 STORIES MAX
 - PRIMARY BUILD-TO 0'-5" FOR 75%
 - SIDE BUILD-TO 0'-5" FOR 25%
 - SIDE INTERIOR = 0'
 - REAR ALLEY = 0'
 - PRIMARY TRANSPARENCY 60%
 - SIDE TRANSPARENCY 40%
 - ENTRANCE FROM PRIMARY STREET REQUIRED
 - PARKING: 21,000 GFA
 - 5,000 SF EXEMPTION FOR MULTI-LEVEL MIXED USE BUILDING
 - 25% PARKING REDUCTION FOR MULTI-MODAL TRANSPORTATION



CONCEPT PLAN 4

AREA SUMMARY
5,000 SF PARKING EXEMPTION
MULTI-LEVEL MIXED USE BUILDING

	FIRST	SECOND	
TENANT A	3,200	300	1,600 DECK
TENANT B	2,500		
TENANT C	5,700	2,500	
TOTAL	8,400		

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LOCATION MAP & DEMOGRAPHICS



	1-MILE	3-MILES	5-MILES
2025 Est. Population	30,224	245,302	578,075
2030 Projected Population	32,062	261,086	607,766
2025 Est. Avg. HH Income	\$148,105	\$145,923	\$143,022
Median Age	34.4	34.6	35.2
Daytime Employment	33,341	307,550	484,146

Source: Site To Business - February 2026

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