

# FOR SALE

## 2222/2228

S COLORADO BLVD  
DENVER CO 80205



## PRIME REDEVELOPMENT OPPORTUNITY



\$6,600,000



Central Submarket Denver



.77 Acres (33,541 SF)



Contact: John Fairbairn



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**2222/2228 S COLORADO BLVD**

## COVERED LAND PLAY

Prime University Park Location

0.77 Acres with NNN 3-year Gerber Lease

Current \$367,056 NOI

This Colorado Blvd corridor has been one of the most thriving development corridors in the entire Denver metro area. It connects some of Denver's most desired neighborhoods: Denver Country Club, Hilltop, Bonnie Brae, Cherry Creek, Washington Park, Observatory Park, Greenwood Village and Cherry Hills Village. It boasts some of the highest retail leases and some of the newest apartment, townhome and luxury single family homes constructed. This mixed use zoning at 5 stories is ideal for an apartment development with prime retail tenants with a Colorado Blvd address.

### Redevelopment Opportunity

- ✓ Multi-Family
- ✓ Retail
- ✓ Condos
- ✓ Office
- ✓ Zoning: S-CC-5X



#### **Central Denver's Next Great Neighborhood**

University Park

.77 AC

(33,541 SF)

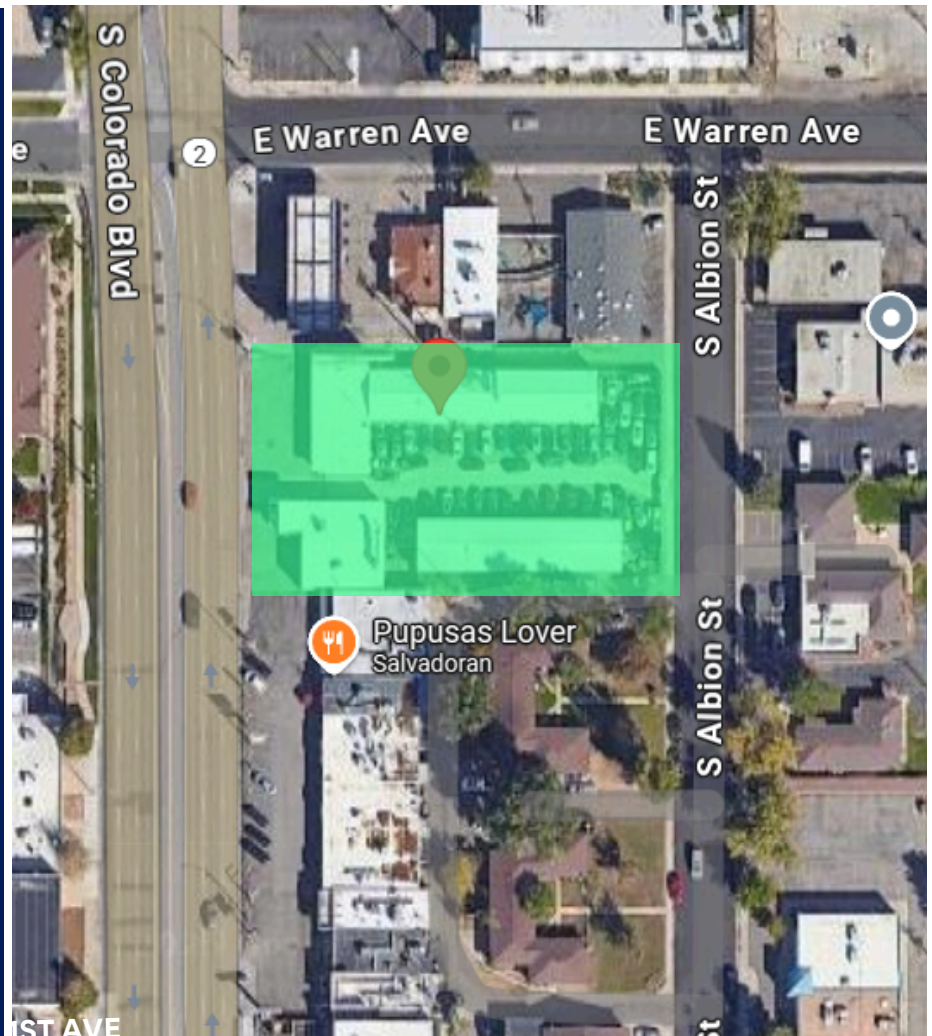
PRICE: \$6,600,000

**2222 S COLORADO BLVD**

LOT SIZE: 14,810

**2228 S COLORADO BLVD**

LOT SIZE: 18,730



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# URBAN REDEVELOPMENT OPPORTUNITY OFFERED AT \$6,600,000



Subject Parcels For Sale



Del West CHAFA approved  
development



Doggie Pause Possible  
Future Sale



12 townhomes under  
construction



Two Fourplex Possible  
Future Sale



Shared alley/driveway

