

1915 & 1919

E. COLFAX AVENUE
DENVER, CO 80206

\$2,800,000 ~~\$3,850,000~~

SALE PRICE

21,670 SF

LOT SIZE



5-STORY DEVELOPMENT LOT
11,632 BUILDING SQ. FT.
POSSIBLE OWNER FINANCE



COVERED LAND PLAY
PRIVATE PARKING
INCOME IN PLACE
TWO BUILDINGS

MARC S. LIPPITT

Principal

303.905.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

Vice President

720.881.6343

jherman@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

1915 E. Colfax Avenue, Denver, CO 80206

Exclusive Agents

Marc S. Lippitt

Principal

303.321.5888

Justin Herman

Vice President

720.881.6343



Unique Properties, Inc

400 South Broadway | Denver, CO 80209

www.uniqueprop.com

Disclaimer, Confidentiality & Conditions

All materials and information received or derived from Unique Properties, Inc its directors, officers, agent's, advisors, affiliates and / or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties, Inc its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties, Inc will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

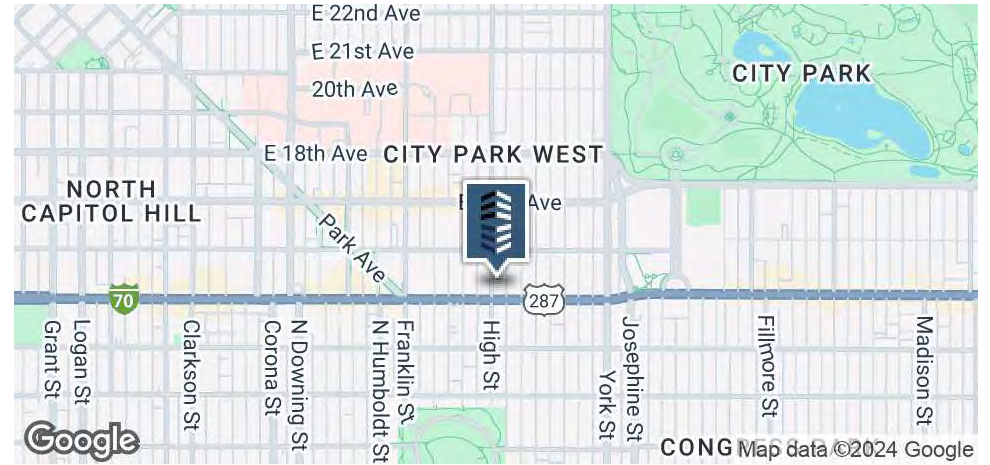
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties, Inc makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties, Inc does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ

from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------------|-----------------------------|
| Sale Price: | \$2,800,000 |
| Land SF: | 21,670 SF |
| Land Price/PSF: | \$129.21 |
| Building SF: | 11,632 SF |
| Building Price/PSF: | \$240.72 |
| 1915 E. Colfax SF: | +/- 10,732 SF |
| 1919 E. Colfax SF: | +/- 900 SF |
| Y.O.C | 1964 |
| Zoning: | C-MS-5 |
| Taxes: | \$53,407.84 (2024) |
| Gross Income: | \$126,024 + 52% of Expenses |

PROPERTY OVERVIEW

1915 E. Colfax Avenue consists of two buildings, with a shared parking lot, located on the northeast corner of High Street and Colfax Avenue in Denver. Building 1 is a 2-story office/retail building with the ground floor fronting Colfax Ave. Building 2 is a stand alone +/- 900sf retail/restaurant building that fronts Colfax Ave. The property sits on the border of two very highly sought after neighborhoods (Cheesman Park & City Park West). The property is zoned C-MS-5, which is mixed use main street zoning up to five stories.

PROPERTY HIGHLIGHTS

- Located within Enterprise Zone
- Active Demolition Permit | Expires July 2029
- Permissive zoning | Build Up to Five Stories
- Potential to add density with more affordable housing
- Located on Colfax Avenue just north of Cheesman Park
- Large developable lot | 21,670 square feet
- Plethora of shopping and dining nearby
- Income in place while you wait
- Leases can be terminated early with redevelopment clause



Marc S. Lippitt
Chairman | President
303.321.5888
mlippitt@uniqueprop.com

Justin N. Herman
Vice President
720.881.6343
jherman@uniqueprop.com

ZONING



C-MS-5

HEIGHT

| | | |
|---|----------------------------|-----------------|
| A | STORIES / FEET (min / max) | 5 / (24' & 70') |
|---|----------------------------|-----------------|

SITE

| | | |
|---|---------------------------------------|-------------|
| B | PRIMARY STREET (min % within min/max) | 75% 0' / 5' |
| C | SIDE STREET (min % within min/max) | 25% 0' / 5' |

SETBACKS

| | | |
|---|--|----------|
| | PRIMARY STREET (min) | 0' |
| | SIDE STREET (min) | 0' |
| D | SIDE INTERIOR adjacent to Protected District (min) | 5' |
| | REAR, alley / no alley (min) | 0' / 10' |

DESIGN ELEMENTS

| | | |
|---|---|----------------------------|
| F | Primary Street Upper Story Setback Above 70' | na |
| G | Upper Story Setback Above 27', adjacent to Protected District; Rear, alley/Rear, no alley and Side Interior (min) | 20'/25' |
| H | Upper Story Setback Above 51', adjacent to Protected District; Rear, alley/Rear, no alley and Side Interior (min) | 35' / 40' |
| J | Transparency, Primary Street (min) | 60% - Residential Only 40% |
| K | Transparency, Side Street (min) | 25% |
| L | Pedestrian Access, Primary Street | Entrance |

SOURCE - https://www.denvergov.org/files/assets/public/v/6/community-planning-and-development/documents/zoning/denver-zoning-code/denver_zoning_code_article7_urban_center.pdf



SITE

N HIGH ST

E. COLFAX AVE

LOCATION MAP

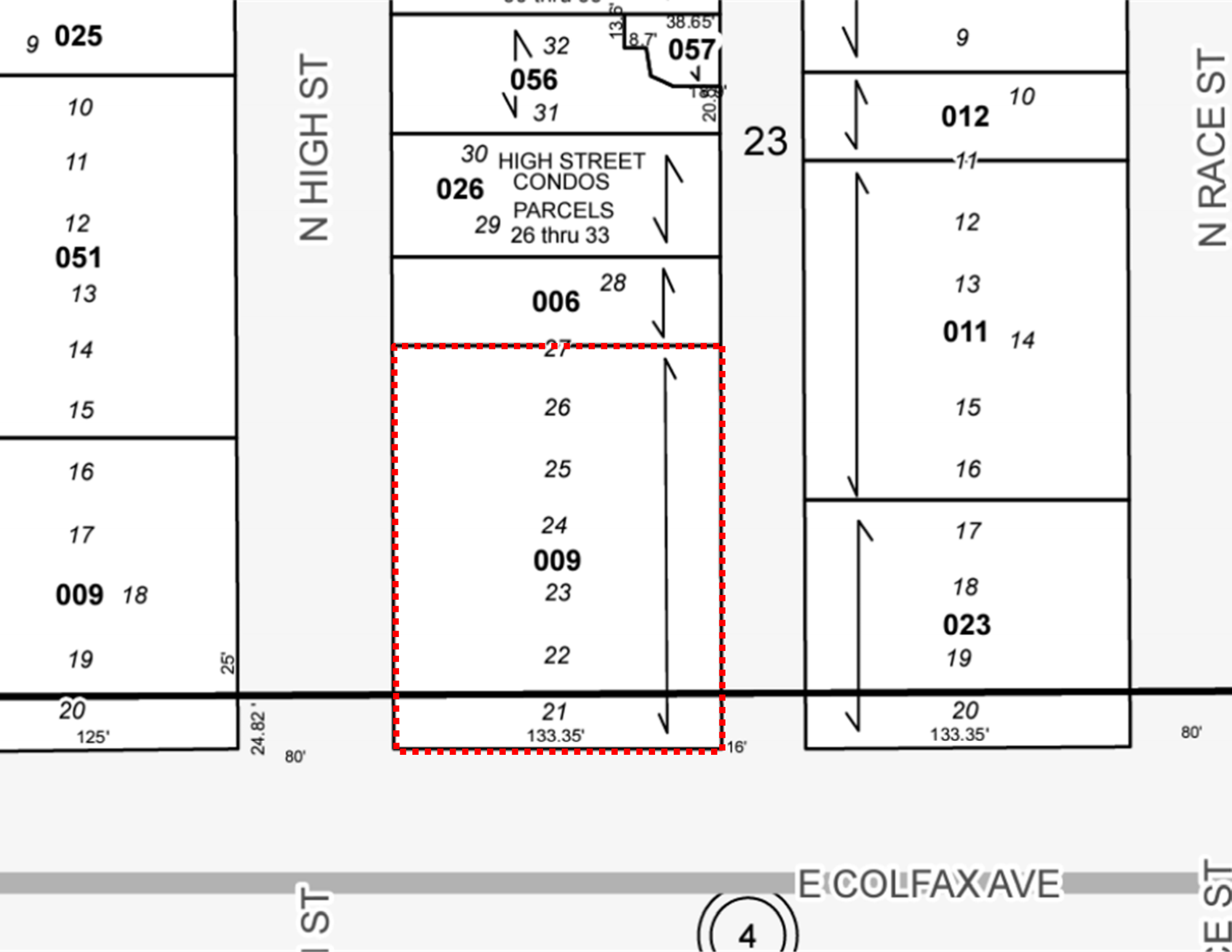


**DOWNTOWN
DENVER**

E. COLFAX AVE

SITE





DEMOGRAPHICS

| Radius | 1 Mile | 2 Mile | 3 Mile |
|----------------------------------|-----------------|------------------|------------------|
| Population: | | | |
| 2028 Projection | 39,795 | 134,509 | 228,883 |
| 2023 Estimate | 40,483 | 134,663 | 227,585 |
| 2010 Census | 37,242 | 110,931 | 178,151 |
| Growth 2023-2028 | -1.70% | -0.11% | 0.57% |
| Growth 2010-2023 | 8.70% | 21.39% | 27.75% |
| Median Age | 38.10 | 37.90 | 37.60 |
| Average Age | 38.40 | 38.60 | 38.40 |
| 2023 Population by Race: | | | |
| White | 34,226 | 111,699 | 188,588 |
| Black | 3,434 | 12,606 | 21,759 |
| Am. Indian & Alaskan | 426 | 1,599 | 3,089 |
| Asian | 964 | 3,992 | 6,347 |
| Hawaiian & Pacific Island | 43 | 202 | 364 |
| Hispanic Origin | 3,869 | 18,462 | 40,447 |
| Other | 1,390 | 4,565 | 7,438 |
| U.S. Armed Forces: | | | |
| | 8 | 33 | 113 |
| Households: | | | |
| 2028 Projection | 24,680 | 78,811 | 123,193 |
| 2023 Estimate | 25,164 | 78,863 | 122,429 |
| 2010 Census | 23,254 | 63,887 | 94,018 |
| Growth 2023-2028 | -1.92% | -0.07% | 0.62% |
| Growth 2010-2023 | 8.21% | 23.44% | 30.22% |
| Owner Occupied | 6,957 | 26,196 | 48,459 |
| Renter Occupied | 18,207 | 52,667 | 73,970 |
| 2023 Avg Household Income | \$95,524 | \$102,642 | \$112,338 |
| 2023 Med Household Income | \$67,009 | \$72,970 | \$83,287 |

| Radius | 1 Mile | 2 Mile | 3 Mile |
|--|--------|--------|---------|
| 2023 Households by Household Inc: | | | |
| <\$25,000 | 4,503 | 15,574 | 21,111 |
| \$25,000 - \$50,000 | 4,950 | 12,763 | 17,662 |
| \$50,000 - \$75,000 | 4,661 | 12,091 | 18,254 |
| \$75,000 - \$100,000 | 2,544 | 7,929 | 12,634 |
| \$100,000 - \$125,000 | 2,250 | 7,794 | 12,758 |
| \$125,000 - \$150,000 | 1,871 | 6,303 | 10,293 |
| \$150,000 - \$200,000 | 1,670 | 6,383 | 11,052 |
| \$200,000+ | 2,714 | 10,025 | 18,666 |
| 2023 Population by Education | | | |
| Some High School, No Diploma | 1,039 | 5,711 | 12,277 |
| High School Grad (Incl Equivalency) | 3,103 | 10,539 | 17,887 |
| Some College, No Degree | 6,005 | 21,071 | 32,665 |
| Associate Degree | 3,230 | 9,914 | 15,147 |
| Bachelor Degree | 13,243 | 40,418 | 66,461 |
| Advanced Degree | 8,307 | 26,705 | 44,396 |
| 2023 Population by Occupation | | | |
| Real Estate & Finance | 2,271 | 7,772 | 12,956 |
| Professional & Management | 22,024 | 69,577 | 114,357 |
| Public Administration | 1,234 | 3,480 | 5,101 |
| Education & Health | 6,447 | 18,312 | 29,764 |
| Services | 3,533 | 11,472 | 18,272 |
| Information | 1,017 | 3,329 | 5,340 |
| Sales | 4,346 | 15,114 | 25,867 |
| Transportation | 2,170 | 6,311 | 10,751 |
| Retail | 1,712 | 6,106 | 9,920 |
| Wholesale | 429 | 2,100 | 3,899 |
| Manufacturing | 1,083 | 3,953 | 7,004 |
| Production | 1,185 | 4,090 | 7,231 |
| Construction | 671 | 2,887 | 5,418 |
| Utilities | 709 | 2,930 | 5,061 |
| Agriculture & Mining | 208 | 847 | 1,512 |
| Farming, Fishing, Forestry | 28 | 78 | 227 |
| Other Services | 1,528 | 3,921 | 6,344 |

Exclusive Agents

Marc S. Lippitt

Principal

303.321.5888

Justin Herman

Vice President

720.881.6343



Unique Properties, Inc

400 South Broadway | Denver, CO

www.uniqueprop.com