

# Land for redevelopment

1801 W Union Ave, Englewood, CO 80110



Presented By:  
Lucero Financial Group



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## Property Details

PRIME REDEVELOPMENT OPPORTUNITY | .96 ACRE LAND WITH IMPROVEMENTS

1801 W. Union Avenue | Englewood, Colorado

### EXECUTIVE SUMMARY

Rare .96-acre parcel positioned near a signalized intersection on South Santa Fe Drive, one of Denver's busiest north-south corridors. This exceptional opportunity features 159 feet of frontage on West Union Avenue and the signalized intersection that leads to this parcel has direct access from both traffic directions. With 74,728 vehicles per day, visibility and accessibility are best in class.

The property's versatile I-1 zoning permits the broadest range of commercial uses in Englewood by right, including retail, restaurant, hospitality, automotive, and office uses. The City has indicated favorable consideration for residential rezoning, providing maximum development flexibility.

Located in the Denver MSA (19th largest in US, 3+ million population) and with a median income of \$114,521 within five miles, this parcel presents compelling value for ground-up development, adaptive reuse, or continued operation. Combine with the land next-door for a total of 1.98 AC.

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### PROPERTY HIGHLIGHTS

#### Land & Parcels:

- Total Site: Approx. .96 Acres (40,859 SF)
- Frontage: 159 feet on West Union
- Parcel IDs: 2077-09-2-00-148
- Zoning: I-1 (Industrial-1) | Retail

#### Parcel Size:

0.96 AC (41,818 SF)

#### Buildings:

- 1801 W. Union: 1,927 SF office

Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Owner User
Total Lot Size:	0.95 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	I-1
APN / Parcel ID:	2077-09-2-00-148

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## LOCATION ADVANTAGES

- Rare signalized intersection at Union & South Santa Fe providing direct northbound/southbound access
- 74,728 VPD on South Santa Fe Drive (Highway 85)
- Active retail submarket surrounded by affluent Colorado neighborhoods
- Denver MSA: 19th largest US metro, 3+ million population

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## ZONING FLEXIBILITY

Englewood I-1 Zoning is the city's most expansive district. City has indicated favorable consideration for residential rezoning.

Permitted Uses by Right:

Gas Station | Convenience Store | Retail Sales | Liquor Store | All Office Uses | Restaurant | Bar | Adult Use | Radio/TV/Recording Studio | Automobile Sales & Service | Car Wash | Industrial | Parking Structure | Hotel | Storage

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## INVESTMENT STRATEGIES

Ground-Up Development: Capitalize on .96 or combined 1.98 acres on assemblage with neighbor with exceptional visibility and signalized access for mixed-use, retail, multifamily (with rezone), hospitality, or automotive projects.

Adaptive Reuse: Leverage existing building and garages for short-term office with storage.

Land Banking: Operate current buildings for cash flow as southern Denver submarkets appreciate.

Residential Play: Pursue residential rezoning to capture multifamily demand in high-income submarket.

Owner-User: Prominent highway location ideal for franchise, automotive, convenience/fuel, or restaurant operations.

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## VALUE PROPOSITION

This assemblage combines rare signalized access, highway frontage on Denver's primary north-south

corridor, versatile zoning, and location in one of Colorado's most prosperous submarkets. The dual-direction access and 74,728 VPD provide competitive advantages uncommon along South Santa Fe Drive. Multiple repositioning strategies offer exceptional upside for developers, investors, and owner-users.

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NOTES: Purchaser to verify all information with City of Englewood.

For information or site tours, contact listing broker. Please do not disturb current tenants and do not enter the property without prior arrangement with broker.

**Price: Upon Request**

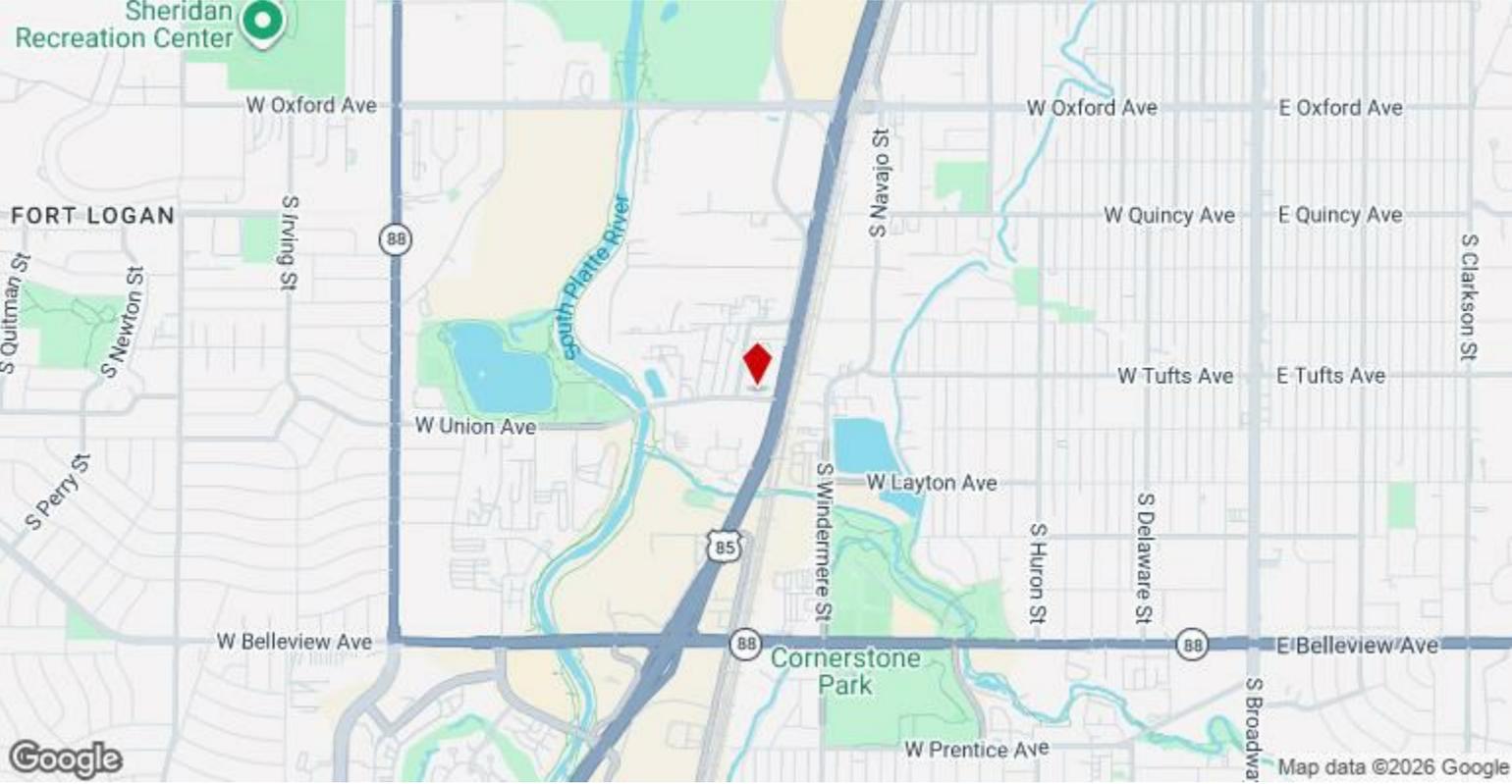
■  
Assemblage opportunity. Located at the epicenter of diesel truck traffic in the Denver, CO MSA (19th largest MSA in the U.S.) makes ideal gas station

View the full listing here: <https://www.loopnet.com/Listing/1801-W-Union-Ave-Englewood-CO/39250756/>

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## Location



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## Property Photos



Image 2-18-26 at 4.56?PM



IMG\_5382

# Land for redevelopment

1801 W Union Ave, Englewood, CO 80110

## Property Photos



IMG\_5386



IMG\_6343

# Land for redevelopment

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## Property Photos



IMG\_5388

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