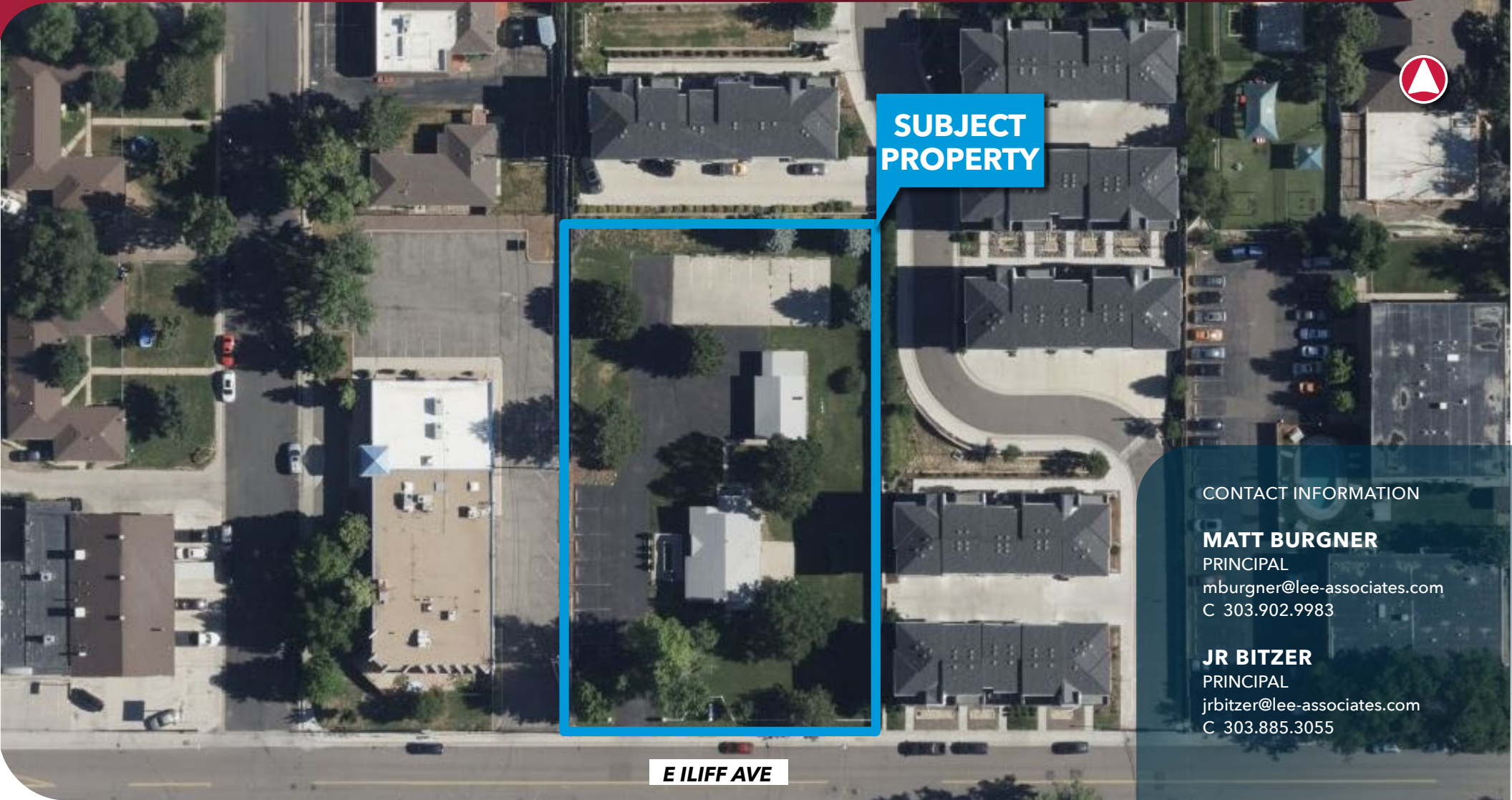


4175 EAST ILIFF AVENUE

DENVER, COLORADO 80222



**SUBJECT
PROPERTY**

E ILIFF AVE

CONTACT INFORMATION

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ZONING S-MX-3

TOTAL BUILDING SIZE: 2,845 SF

SITE SIZE: .88 ACRE

FOR SALE

PROPERTY OVERVIEW

4175 E ILIFF AVENUE | DENVER, COLORADO 80222

BUILDING SIZE	2,854 SF (2 Buildings)
LOT SIZE	0.88 Acre (38,438 SF)
ZONING	S-MX-3 (Suburban Mixed-Use District)
YEAR BUILT	1975
BUILDING SCALE	1-3 Stories
USAGE	Currently Office, Redevelopment for Residential 1-3 Stories
CITY / COUNTY	Denver / Denver



PROPERTY HIGHLIGHTS

- Immediate access to I-25, Colorado Boulevard & Evans
- Easy access to DU, DTC, downtown Denver, and Cherry Creek
- 8-Minute walk to RTD Colorado Station
- Plentiful Retail & Restaurant amenities in immediate area
- Expanding Affordability Incentive Program area
- Potential covered land play, if tenant sought

NEIGHBORHOOD OVERVIEW

UNIVERSITY HILLS Denver's Best Neighborhoods, 2020

[Click link above to read the 5280 Magazine article](#)

UNIVERSITY HILLS

University Hills is a peaceful and family-friendly neighborhood in Denver, known for its convenient location and abundance of parks. Nextdoor Neighbors love the area for its walkability and dog-friendly atmosphere, making it a popular choice for families and pet owners." (Nextdoor.com) Immediate access to I-25, RTD Light Rail, and close proximity to University Park, Washington Park, and Cherry Creek make it a viable location for a residential development.



University Hills

By the Numbers



Population

5,706



2023 Median
Home Sale Price

\$596,061

Neighborhood Rankings



Real Estate Rank

6



School Score

4



Crime Rank

46



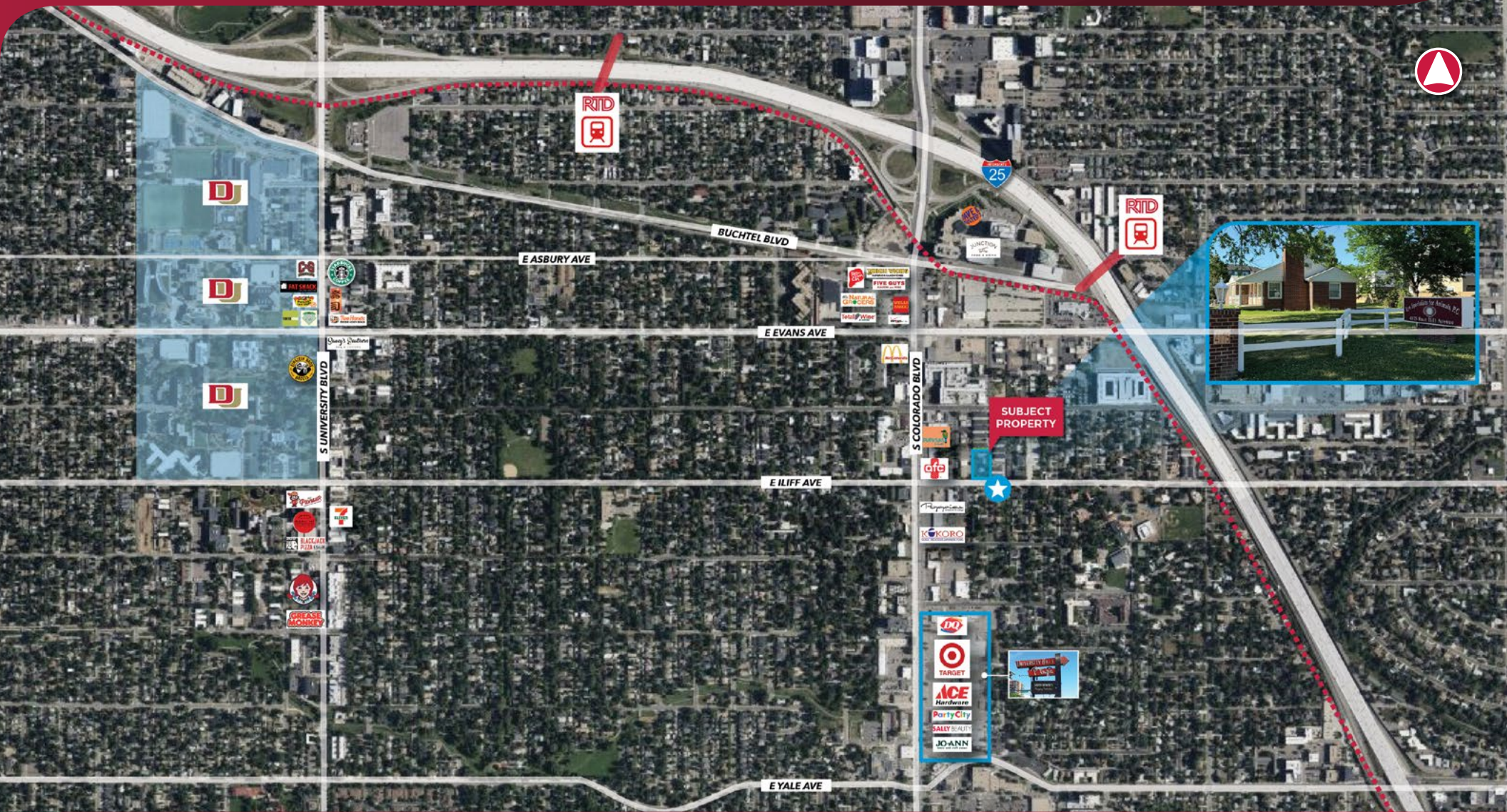
X Factor Score

6.5



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