

40th & Race

Denver, CO 80205

**FOR
SALE**



DEVELOPMENT OPPORTUNITY IN RINO

Site has existing SDP approval for 326 units

Positioned in one of Denver's fastest-evolving urban corridors, 40th & Race presents a rare opportunity to acquire 2.1 acres (91,284 square feet) of infill land with flexible I-MX-3 zoning and valuable overlay districts including UO-2, DO-7, and IO-1. Offered for \$6.5 million, the property is ideally suited for a variety of industrial, commercial, mixed-use, and redevelopment concepts.

Located just minutes from Downtown Denver, the site offers exceptional connectivity to major transportation routes while benefiting from its proximity to the South Platte River corridor and surrounding urban amenities. The expansive parcel provides developers and investors with the scale and zoning flexibility needed to capitalize on Denver's continued growth and demand for well-located infill opportunities.



LOT SIZE 91,284 SF

ZONING I-MX-3, UO-2,
DO-7, IO-1

**Shames
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REALTY COMPANY

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Sale Price: \$6,500,000

Located on the 39th Avenue Greenway



The 39th Avenue Greenway creates a mile of vibrant urban community space along a newly developed drainage channel in the Cole and Clayton neighborhoods of north Denver. In addition to providing flood protection and 100 year storm water conveyance within an urban context, the design for this \$80 million project creates a much needed recreational amenity, enhances multimodal connectivity and improves water quality from an ecological perspective. The team was heavily engaged with the community in an inclusive process to improve the aesthetic and visual character of the corridor while respecting its historic industrial context.

Designed for year-round use, amenities include: Denver's first shared street, bridges, low-flow crossings, natural play areas, urban plazas, shade structures, wayfinding, water quality features and specialty areas for events and gatherings. The project restores a historically underserved community in an urban corridor, connecting neighborhoods to recreation, nature and each other. Through creative placemaking, it preserves the built legacy of one of Denver's most diverse communities, making a universally accessible urban space that current and future residents will enjoy for generations.

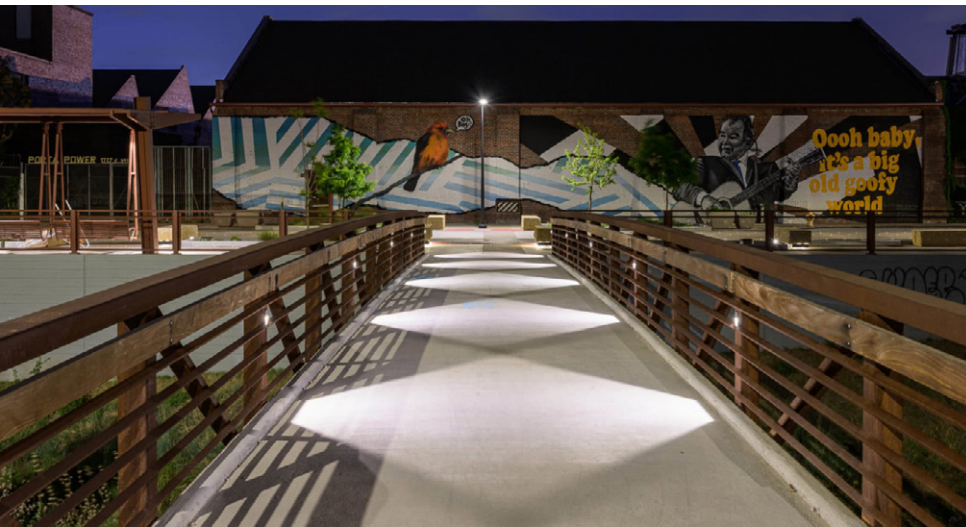




40th & Race

The 39th Avenue Greenway

Designed to help walkers, bikers, rollers, and runners move from City Park to Globeville Landing, the Greenway combines sidewalks, multi-modal trails and shared streets to move users from either the 40th and Colorado RTD station or City Park to the Platte River's Globeville Landing.



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