

5220

ZUNI STREET

DENVER, CO 80221

SALE PRICE
\$599,000



LARGE DEVELOPABLE LOT

- 39,047 SF | 14/UNITS/ACRE

SITE

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PROPERTY HIGHLIGHTS

Price:	\$599,000
Lot Size (SF):	39,047 SF
Price/PSF:	\$15.34 PSF
Acres:	0.896 Acres
Price/Acre:	\$668,231 / Acre
APN	R0194141

PROPERTY DESCRIPTION

Marc Lippitt and Justin Herman of Unique Properties, Inc are pleased to present to qualified investors the opportunity to purchase 5220 Zuni Street in Denver, Colorado. This property is situated in unincorporated Adams County. The property is zoned R-3 and totals 39,047 square feet of land. The highest and best use for the site is a townhome redevelopment. The R-3 zoning allows for up to 14 Units/Acre.

- Large developable lot | Almost 1 Acre of land.
- Close proximity to a plethora of shopping and dining.
- Across from Zuni Park
- Award winning Adams County schools.
- Strong Demographics | \$128k AHHI (1 Mile Radius)
- Unincorporated Adams County | Low Sales Tax



OVERHEAD AERIAL



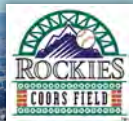
5220 ZUNI STREET
39,047 LAND SQ. FT.
R-3 ZONING

W. 52ND AVENUE

N. ZUNI STREET



DOWNTOWN DENVER



ZUNI PARK

SITE



SITE



ZUNI PARK



**BEACH COURT
ELEMENTARY SCHOOL**



**CHAFFEE
PARK**



N



50TH AVENUE



**ROCKY MOUNTAIN
LAKE PARK**



TENNYSON STREET

FEDERAL BLVD

44TH AVENUE



38TH AVENUE

SHERIDAN BLVD



**WILLIS CASE
GOLF COURSE**



**BERKELEY
LAKE PARK**



PROPERTY ZONING



R-3 Zoning

Minimum Lot Size Requirements

Attached Dwellings on Individual Lots:	2,500 SF/DU
Attached Dwellings on One Lot:	9,500 SF/DU

Maximum Density

14 Dwelling Units Per Acre

Minimum Lot Width Requirements

Attached Dwellings on Individual Lots:	25 ft
Attached Dwellings on One Lot:	150 ft

Minimum Setbacks and Dimensional Requirements

Minimum Front Setback:	20 ft
Minimum Side Corner Setback:	20 ft
Minimum Side Setback:	

Common Wall of Adjoining Units:	0 ft
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Attached Dwellings on Individual Lots:	5 ft
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Attached Dwellings on One Lot:	20 ft
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Maximum Height

Principal Structure:	35 ft
Accessory Structure:	16 ft

Minimum Right-Of-Way Setback

The minimum setback for all principal structures in a Residential-3 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

Minimum Setback from Section Line

The minimum setback from a section line for principal structures in a Residential-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

SOURCE - https://adamscounty.municipalcodeonline.com/book?type=temp#name=3-15-06_AREA_AND_HEIGHT_STANDARDS

LAND USE CHART

USE CATEGORY	R-3
Agricultural Uses	
Crop farming, excluding Hemp	Permitted
Residential Uses	
Accessory Dwelling Unit	Permitted
Group Home FHAA Large	Permitted
Group Home FHAA Small	Conditional
Group Residential Facility Large	Conditional
Group Residential Facility Small	Conditional
Manufactured Home Park	Conditional
Multi-Family Dwelling	Permitted
Single Family Dwelling	Conditional
Two-Family Dwelling	Conditional
Vacation Rental	Permitted
Recreational Uses	
Indoor racquet game courts (i.e. Handball, Racquetball, Tennis)	Conditional
Indoor recreational centers	Conditional
Indoor swimming pools	Conditional
Neighborhood community or recreational centers	Conditional
Arboretums	Permitted
Areas for hiking	Permitted
Garden plots	Permitted
Nature areas	Permitted
Picnic areas	Permitted
Public areas for active recreational activities	Permitted
Recreation-oriented parks	Permitted
Playgrounds and Playfields	Permitted
Institutional Uses	
Institutional Care	Conditional
Boarding/rooming houses	Conditional
Convalescent homes	Conditional
Convents or monasteries	Conditional
Foster homes	Conditional
Hospitals/clinics	Conditional

USE CATEGORY	R-3
Institutional Uses	
Nursing homes	Conditional
Protective living facilities	Conditional
Sanitariums	Conditional
Sheltered care homes	Conditional
Neighborhood Indoor Uses	Conditional
Branch libraries	Conditional
Day care centers (day or nursery schools) (Adult* or Child)	Conditional
Gymnasiums	Conditional
Indoor skating rinks (ice or roller)	Conditional
Public or private primary and secondary schools (excluding trade schools)	Conditional
Tiny Home Villages	Conditional
Outdoor Public Uses	Permitted
Aquarium	Permitted
Botanical Gardens	Permitted
Wildlife sanctuaries	Permitted
Zoo	Permitted
Places of Worship	Conditional
Public Service	Conditional
All government-owned facilities except landfills or mining facilities	Conditional
Emergency service buildings or garages	Conditional
Government offices	Conditional
Museum	Conditional
Utility substations or transmission and distribution facilities	Conditional
Commercial Uses	
Telecommunications towers	Accessory
Golf Course/Driving Range, Commercial	Conditional
Safe Parking Sites	Accessory
Industrial Uses	
Major energy facility	Conditional
Solar energy system, small-scale	Conditional
Extraction or Disposal Uses	Conditional

SOURCE - https://adamscounty.municipalcodeonline.com/book?type=temp#name=3-07_USE_CHART_AND_DIMENSIONAL_REQUIREMENTS

AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2025 Households by Household Inc:			
2030 Projection	12,891	52,009	151,995	<\$25,000	518	2,608	8,987
2025 Estimate	12,513	50,316	146,710	\$25,000 - \$50,000	660	2,149	6,522
2020 Census	12,145	47,724	136,815	\$50,000 - \$75,000	636	2,288	8,794
Growth 2025-2030	3.02%	3.36%	3.60%	\$75,000 - \$100,000	625	2,192	7,280
Growth 2020-2025	3.03%	5.43%	7.23%	\$100,000 - \$125,000	463	2,012	7,482
Median Age	38.10	36.80	36.60	\$125,000 - \$150,000	214	1,426	4,942
Average Age	38.80	37.20	37.20	\$150,000 - \$200,000	734	2,575	8,525
2025 Population by Race:				\$200,000+	883	4,858	14,564
White	6,551	29,951	92,752	2025 Population by Education:			
Black	191	1,336	4,241	Some High School, No Diploma	1,372	4,503	12,090
Am. Indian & Alaskan	287	884	2,213	High School Grad (Incl Equivalency)	1,994	6,848	18,679
Asian	189	1,115	4,257	Some College, No Degree	2,265	7,841	22,600
Hawaiian & Pacific Island	10	42	124	Associate Degree	743	2,953	8,154
Other	5,286	16,988	43,124	Bachelor Degree	2,302	11,128	37,335
Hispanic Origin	6,336	19,466	48,408	Advanced Degree	1,155	6,214	19,408
U.S. Armed Forces:				2025 Population by Occupation			
Households:	10	10	21	Real Estate & Finance	288	2,047	7,208
2029 Projection	4,872	20,761	69,505	Professional & Management	3,613	19,586	66,580
2024 Estimate	4,732	20,107	67,095	Public Administration	304	979	2,643
2010 Census	4,644	19,337	62,992	Education & Health	1,503	6,073	16,315
Growth 2024-2029	2.96%	3.25%	3.59%	Services	1,345	4,318	12,053
Growth 2020-2024	1.89%	3.98%	6.51%	Information	194	927	2,715
Owner Occupied	3,120	11,682	28,840	Sales	1,437	5,460	16,421
Renter Occupied	1,612	8,425	38,255	Transportation	278	1,583	4,177
2025 Avg Household Income	\$128,628	\$140,581	\$135,246	Retail	877	2,736	7,661
2025 Med Household Income	\$97,099	\$110,151	\$106,565	Wholesale	214	862	2,389
				Manufacturing	429	1,809	5,556
				Production	753	3,144	7,981
				Construction	651	2,061	6,698
				Utilities	289	1,298	4,675
				Agriculture & Mining	150	387	856
				Farming, Fishing, Forestry	24	129	214
				Other Services	428	1,551	4,473



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