

851

CLARKSON STREET
DENVER, CO 80203

FOR **SALE**
OFFICE BUILDING

\$1,995,000
SALE PRICE

16,559 SF
LOT SIZE
6,339 SF
OFFICE BUILDING



BEAUTIFUL CAP HILL
OFFICE BUILDING



COVERED LAND PLAY
ABUNDANT PARKING
PUD ZONING

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851 Clarkson Street, Denver, CO 80203

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Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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EXECUTIVE SUMMARY

Price:	\$1,995,000
Building Size:	6,339 SF
Building PSF:	\$314.72
Lot Size	16,559 SF
Land PSF:	\$120.48
Zoning:	PUD
Year Built	1933
County:	Denver
Property Taxes:	\$47,091.36

PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to offer to qualified investors and users the opportunity to purchase 851 Clarkson Street in Denver, Colorado. 851 Clarkson Street is a 6,339 Square Foot office building on a 16,559 Square Foot Lot. The property is currently occupied by a law firm. The property features beautiful architecture and could be a great fit for another user or redeveloped due to the large lot it occupies.

- Office Building w/ Extra Land | 16,559 SF Total Land SF
- 6,339 SF office building with large parking lot.
- Beautiful architectural details.
- Great location | Cap Hill Neighborhood.
- Plethora of shopping and dining nearby.
- Close walk to Governor's Park.
- Minutes away from downtown Denver.
- Excellent covered land play.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



An aerial photograph of a city block. A large rectangular area in the center is highlighted with a semi-transparent yellow overlay and a dashed black border. The word "SITE" is written in large, white, bold, sans-serif capital letters across the center of this highlighted area. To the left of the site is a parking lot with several cars. To the right are residential houses with various roof colors and trees. At the bottom of the image, the street name "CLARKSON STREET" is written in blue, bold, sans-serif capital letters. In the bottom right corner, there is a blue "N" followed by a yellow arrow pointing to the right, indicating North is towards the right side of the image.

SITE

CLARKSON STREET



DOWNTOWN DENVER

BROADWAY



PARK AVENUE

EAST HIGH SCHOOL

COLFAX AVENUE



MOREY MIDDLE SCHOOL

GOLDEN TRIANGLE

13TH AVENUE



WEST HIGH SCHOOL

SITE



SPEER BLVD

8TH AVENUE



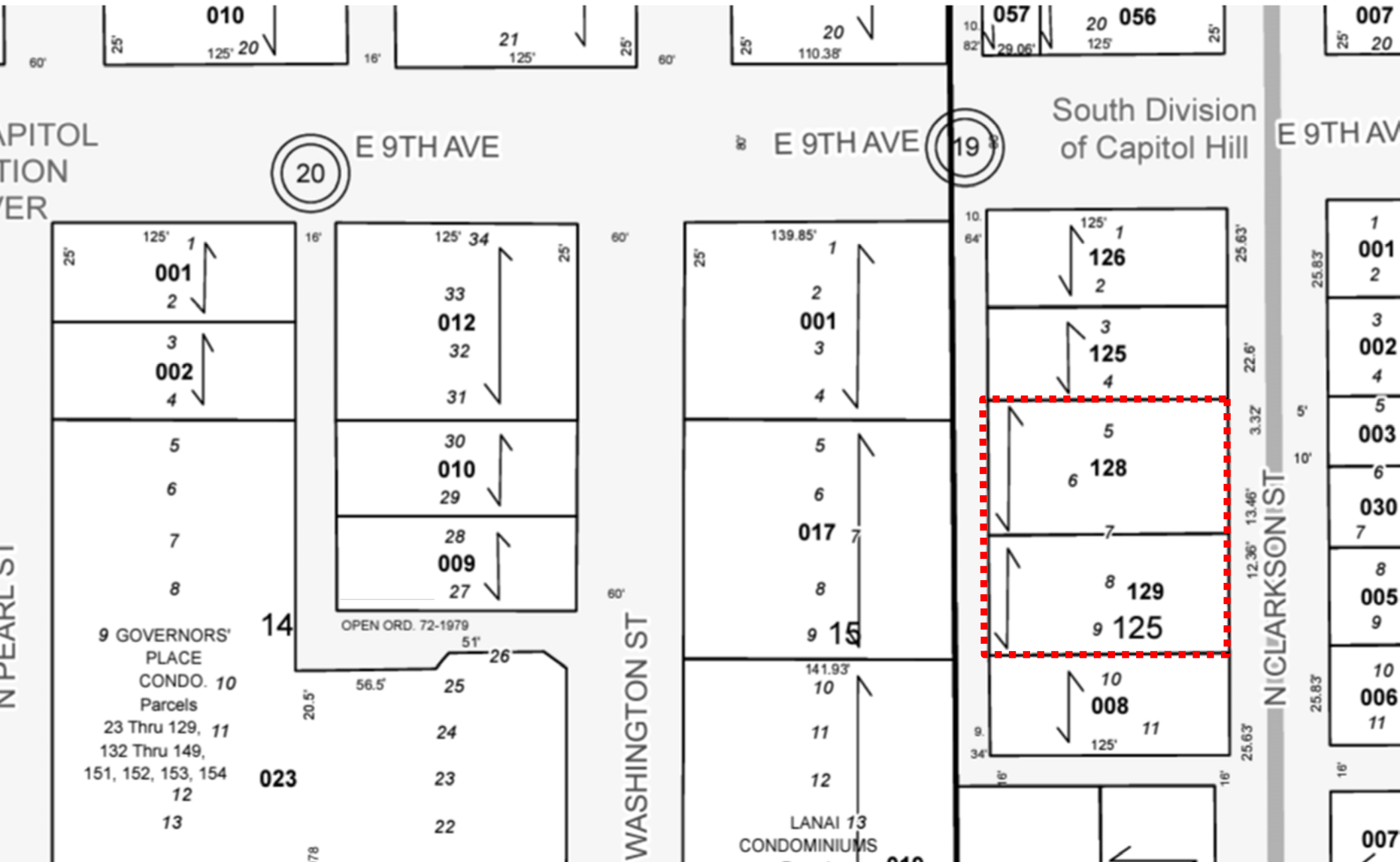
CLARKSON STREET



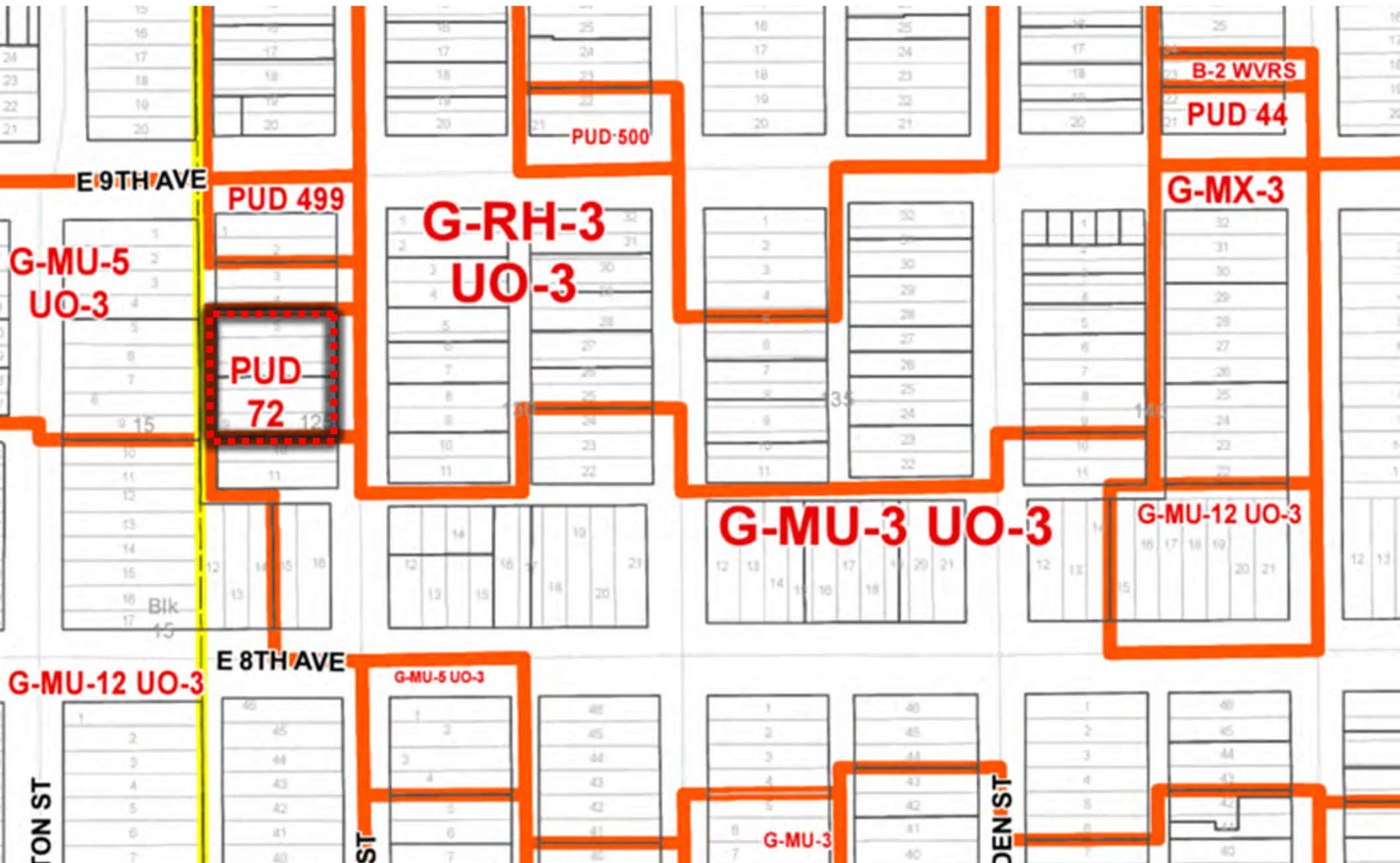
6TH AVENUE



PARCEL MAP



ZONING MAP



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	50,092	134,266	245,117	<\$25,000	4,955	13,409	20,504
2024 Estimate	49,063	131,648	240,646	\$25,000 - \$50,000	5,504	10,568	16,345
2010 Census	47,117	127,160	233,992	\$50,000 - \$75,000	5,846	11,746	19,363
Growth 2024-2029	2.10%	1.99%	1.86%	\$75,000 - \$100,000	3,425	8,640	14,408
Growth 2020-2024	4.13%	3.53%	2.84%	\$100,000 - \$125,000	2,394	6,423	11,097
Median Age	35.80	36.60	36.00	\$125,000 - \$150,000	2,308	6,667	11,689
Average Age	38.20	38.90	37.90	\$150,000 - \$200,000	3,282	7,730	14,102
2024 Population by Race:				2024 Population by Education:			
White	38,512	100,056	173,840	Some High School, No Diploma	1,095	3,696	10,560
Black	2,140	7,676	13,777	High School Grad (Incl Equivalency)	3,652	10,317	19,227
Am. Indian & Alaskan	313	890	2,029	Some College, No Degree	7,924	19,551	33,157
Asian	1,387	4,047	7,256	Associate Degree	3,401	9,258	15,314
Hawaiian & Pacific Island	16	51	82	Bachelor Degree	17,823	44,467	78,535
Other	6,694	18,929	43,663	Advanced Degree	10,610	29,591	48,681
Hispanic Origin	6,351	18,315	44,853	2024 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	3,475	8,478	16,586
	31	96	190	Professional & Management	29,435	78,127	136,376
Households:				Public Administration	1,520	3,381	5,595
2029 Projection	31,537	78,022	131,331	Education & Health	7,741	18,393	32,410
2024 Estimate	30,936	76,477	128,836	Services	3,896	10,062	18,828
2010 Census	30,014	73,881	125,003	Information	1,419	3,343	5,690
Growth 2024-2029	1.94%	2.02%	1.94%	Sales	6,202	14,259	26,402
Growth 2020-2024	3.07%	3.51%	3.07%	Transportation	2,374	6,127	9,768
Owner Occupied	7,920	23,353	43,973	Retail	2,648	6,075	10,934
Renter Occupied	23,016	53,124	84,864	Wholesale	1,051	2,287	3,667
2024 Avg Household Income				Manufacturing	1,603	4,587	8,404
	\$100,166	\$111,787	\$118,572	Production	1,298	4,015	7,823
2024 Med Household Income				Construction	1,330	3,003	5,997
	\$71,416	\$82,283	\$89,238	Utilities	1,181	3,104	5,594
				Agriculture & Mining	333	781	1,579
				Farming, Fishing, Forestry	116	208	321
				Other Services	1,971	4,314	7,672

Exclusive Agents

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