



**FOR SALE**

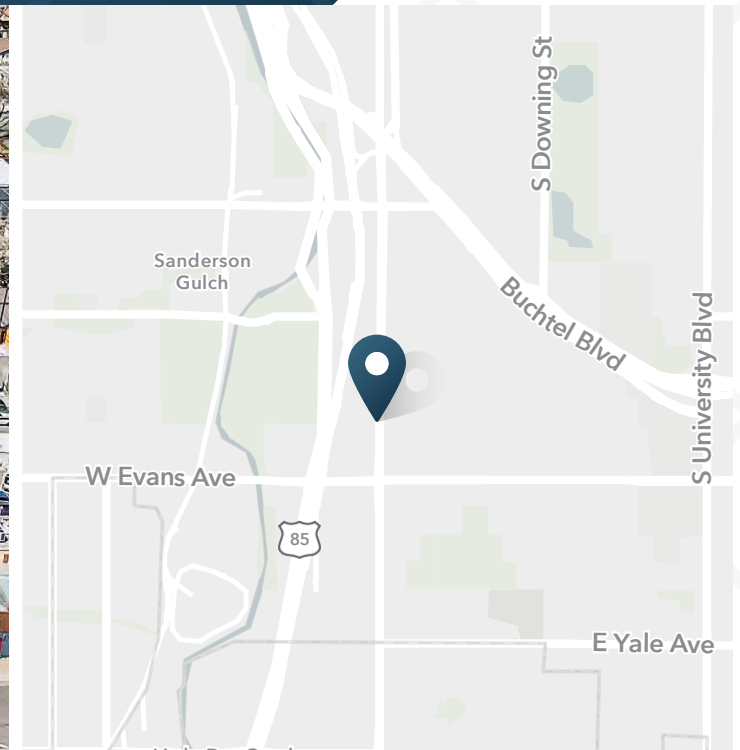
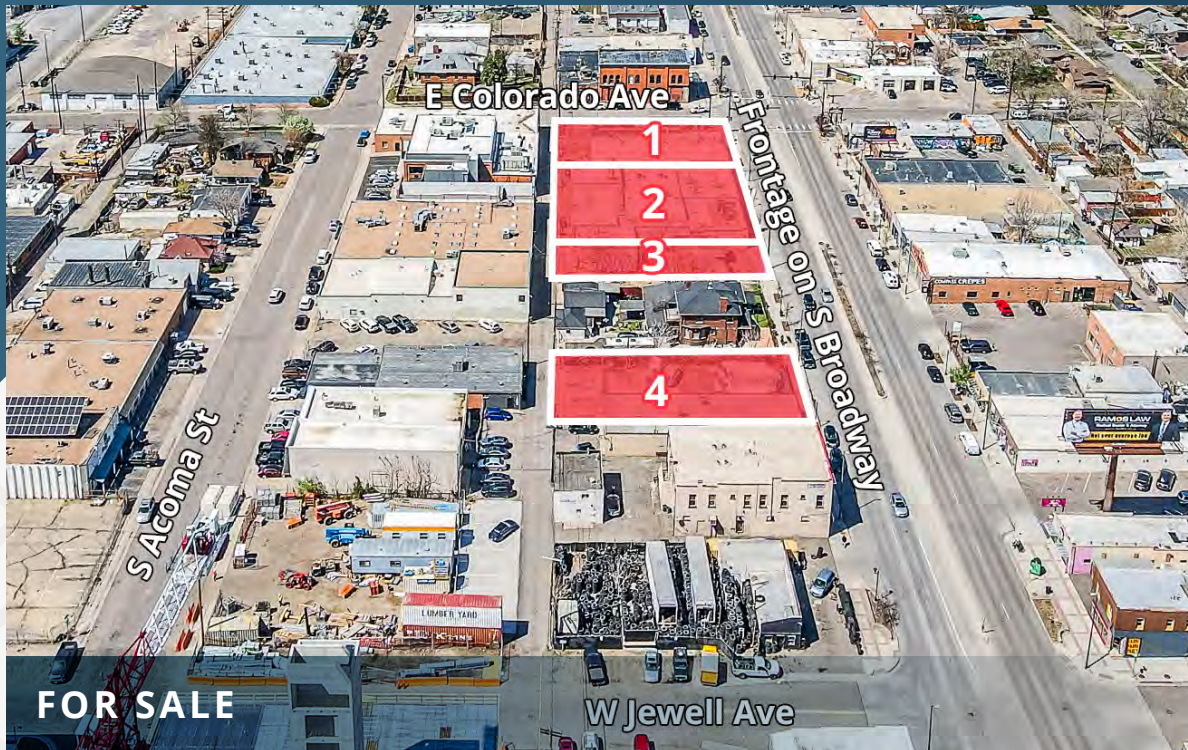
1811 - 1859 South Broadway | Denver, CO





# South Broadway Land

1811 - 1859 South Broadway | Denver, CO



## Parcels 1-3

0.83 AC / 36,139 SF

## Parcel 4

0.14 AC / 6,249 SF

## Total Parcels 1-4

0.97 AC / 42,388 SF

## Sale Price

\$6,782,080 (\$160/SF)

## ABOUT THE PROPERTY

The subject properties are located within Denver's "South Broadway Corridor," affectionately known as "SoBo." The SoBo Corridor is bustling with an eclectic mix of unique restaurants, vintage retail, art galleries, live music venues, and more.

This land along South Broadway offers a rare opportunity for mixed-use developers seeking to capitalize on the strength of the SoBo and Denver markets, with 0.83 acres of contiguous land (Parcels 1, 2, and 3, at 1811, 1835, and 1845 S. Broadway) on the hard corner of S. Broadway and W. Colorado Avenue and an additional development parcel to the south (Parcel 4 at 1859 S. Broadway).

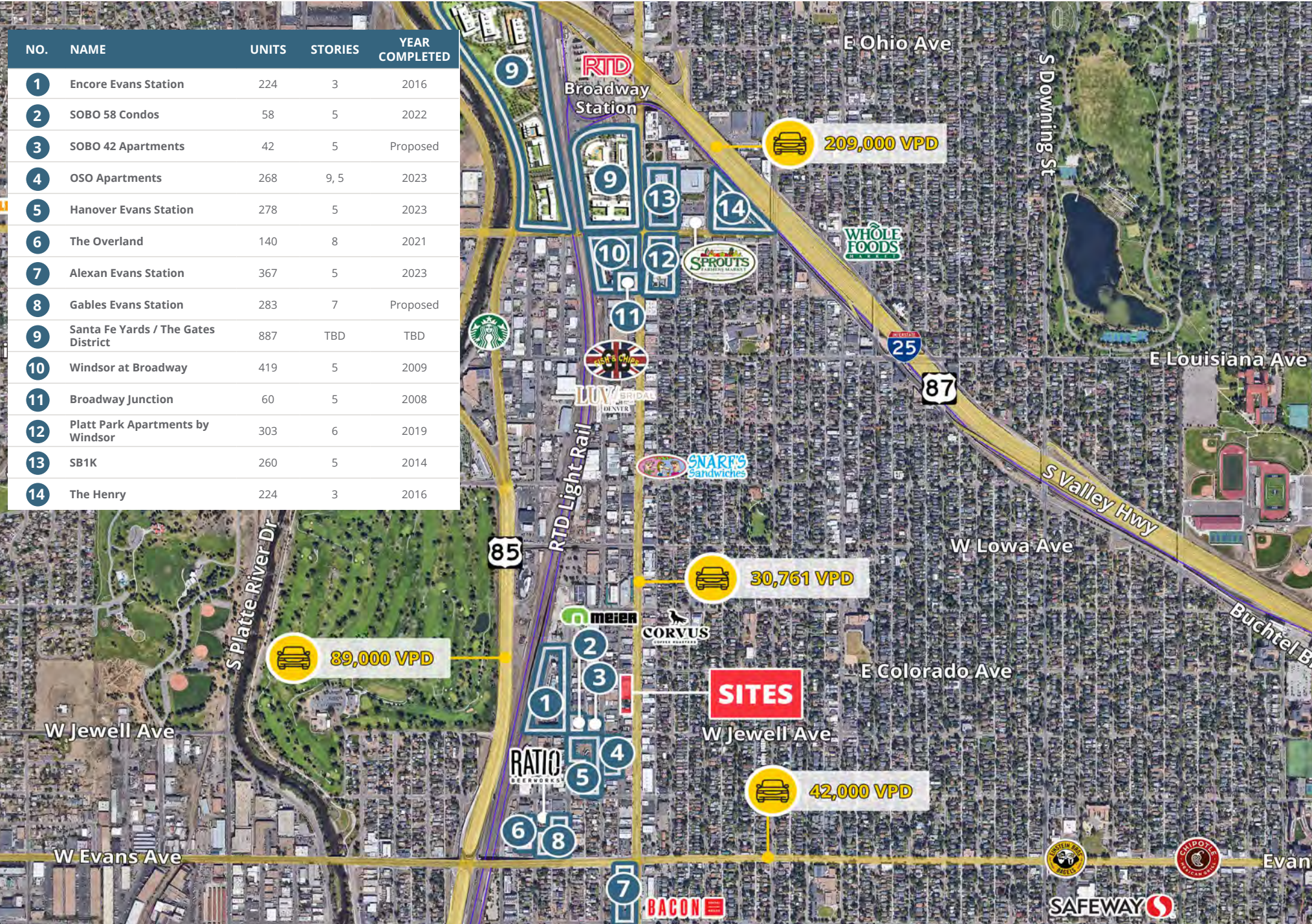
## PROPERTY HIGHLIGHTS

- All parcels zoned U-MS-5
- Minutes to Downtown Denver, Santa Fe Boulevard, and I-25
- Walking distance to Evans Light Rail Station
- High concentration of multifamily developments in the area with high occupancy and demand for more residential units
- Average household income over \$150,000 within 1 mile
- High traffic volumes on S. Broadway with over 30,000 vehicles per day



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

14,834  
Population

17,986  
Total Daytime  
Population

\$186,541  
Average Household  
Income

6,975  
Total  
Households

### 3 MILES

170,876  
Population

203,822  
Total Daytime  
Population

\$140,843  
Average Household  
Income

76,114  
Total  
Households

### 5 MILES

497,064  
Population

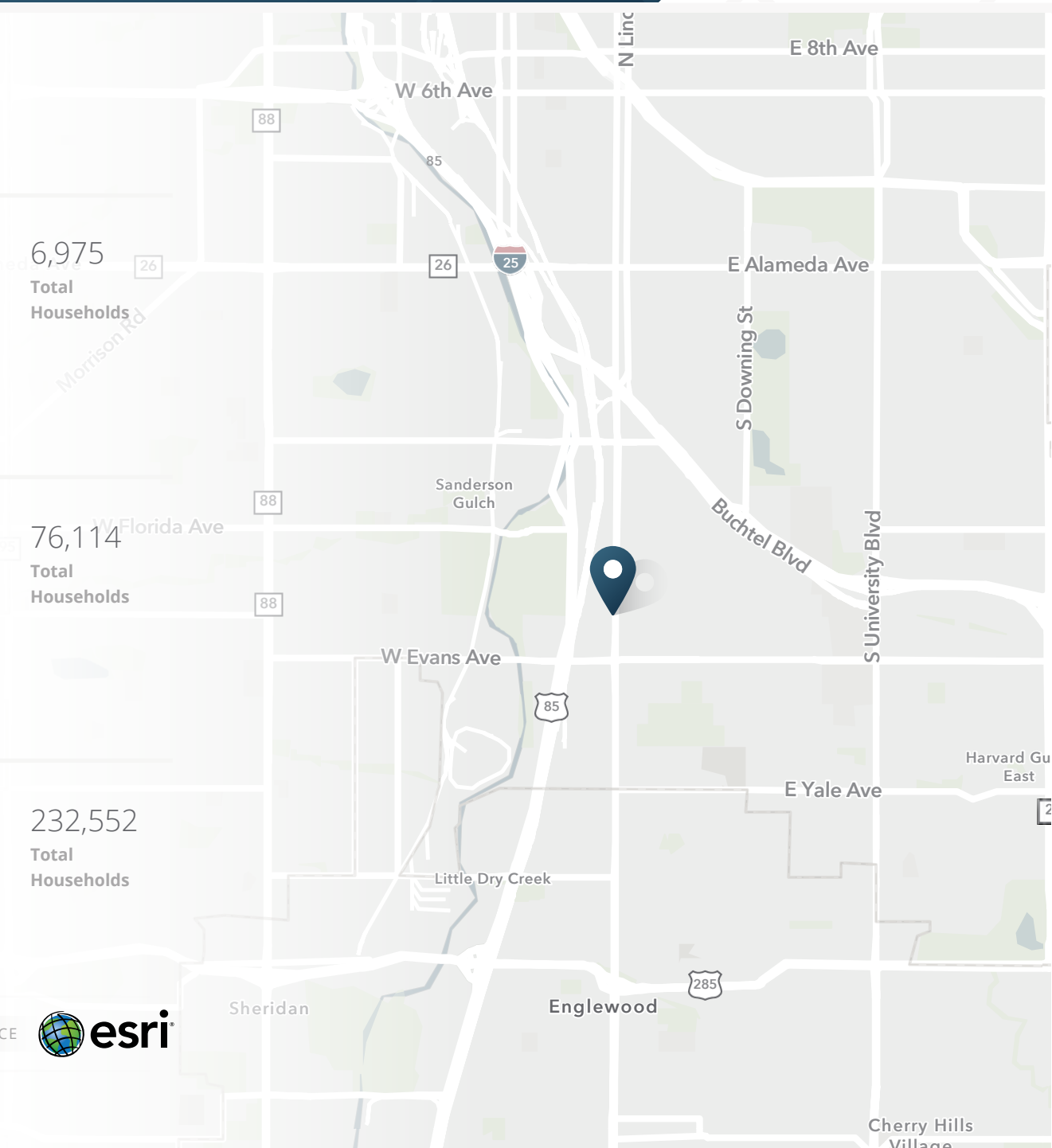
635,928  
Total Daytime  
Population

\$134,484  
Average Household  
Income

232,552  
Total  
Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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