



Uptown Development Site 401 E. 17th Ave & 1720 Logan St Denver, CO 80203

Win King, Broker
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Property Details

LOCATION:	401 E. 17 th Avenue & 1720 Logan Street Denver, CO 80203		
SITE SIZE:	20,085 Square Feet 401 E. 17 th Ave: 13,390 SF 720 Logan St: 6,695 SF		
BUILDING SIZE:	13,970 SF (Built in 1949)		
FRONTAGE:	17 th Ave: 133.9 Feet (includes ½ of the vacated alley) Logan St: 150 Feet		
LIST PRICE:	\$4,325,000.00 (\$215.00/SF based on land area)		
2020 TAXES:	401 E 17 th Ave:	\$62,398.73	
	1720 Logan St:	<u>\$21,630.80</u>	
		\$84,029.53	
ZONING:	C-MS-8, Denver		

COMMENTS: This highly visible corner lot has a strong presence at the entrance of Uptown. The "A" location sits in the thick of restaurant row with frontage 17th Ave.

The property is located within a comfortable walking distance of the Central Business District and many popular hangouts in Uptown.



LEGAL DESCRIPTION: CLEMENTS ADD B283 L15 to 20 & W/2 VAC ALY ADJ



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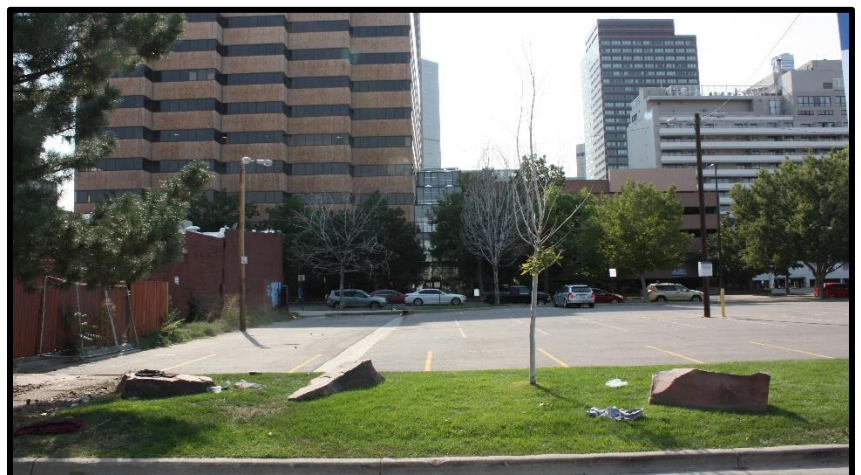


The property is ideally situated along the “going home” corridor from downtown to the east Denver neighbourhoods of Uptown, City Park West and City Park South and Park Hill, 401 E 17th Ave offers a great redevelopment opportunity.

Close proximity to CBD jobs, Capitol Hill, museums & Performing Arts Center, bars, fine dining restaurants, fast food joints, music venues, convenience stores, eclectic specialty shops and the gold domed Capitol Building.

Leading into 2022, Denver’s economy showed signs of a slow recovery, yet still outperforming the nation. Tech jobs continued to lead growth as Tech companies expand in the region.

Home prices and rents continue to rise as supply lags further behind demand and constructions costs are driven up by supply and labor constraints.

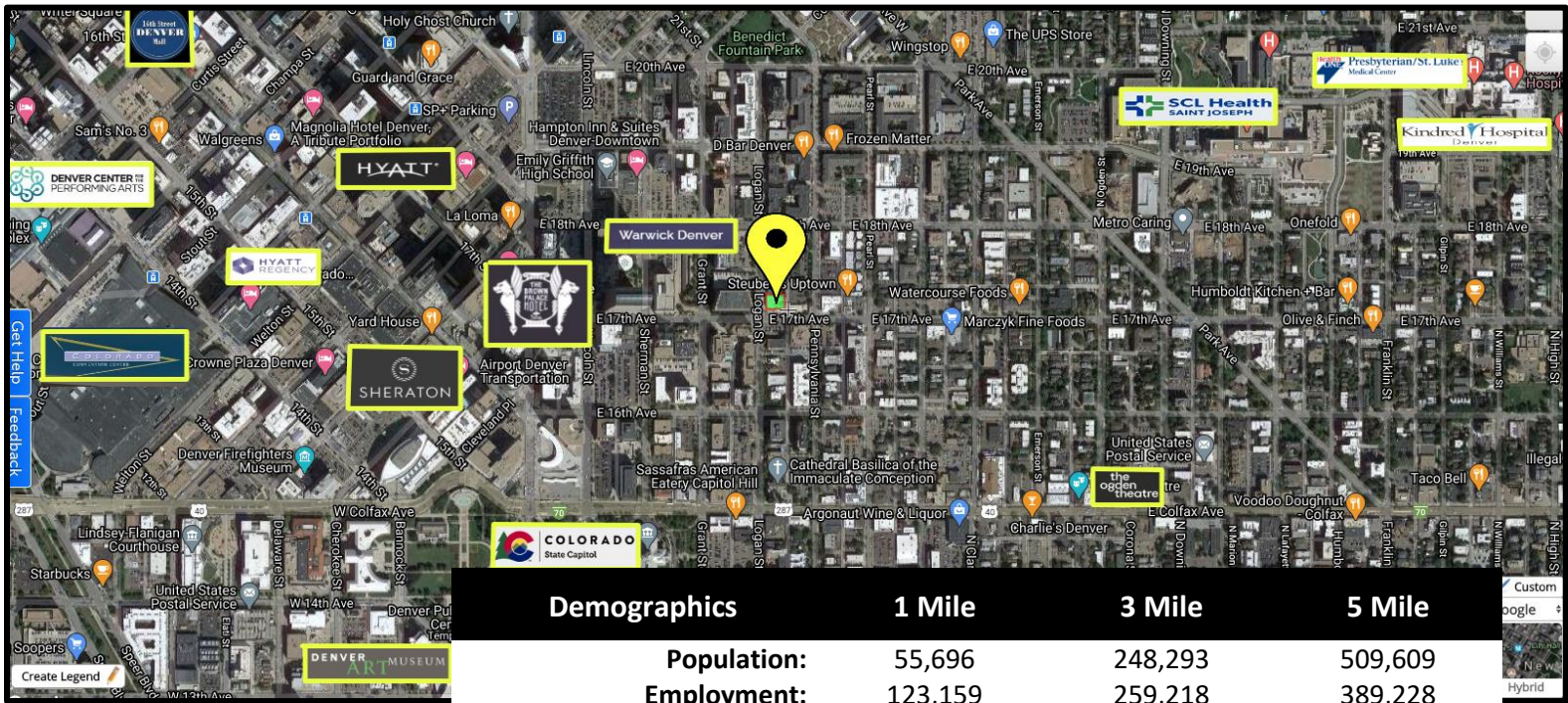


The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guaranty it. It is the responsibility of the person receiving this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.



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Demographics

	1 Mile	3 Mile	5 Mile
Population:	55,696	248,293	509,609
Employment:	123,159	259,218	389,228
Own/Rent:	23%/77%	37%/63%	44%/56%
Households:	36,020	128,594	234,302
Median Income:	\$70,871	\$81,672	\$77,550

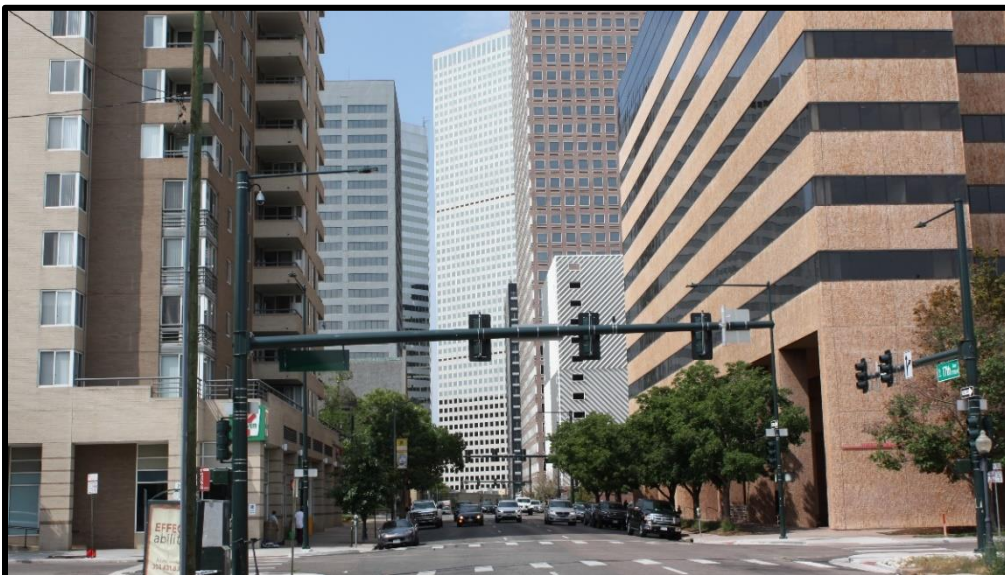
Daily Traffic Count
17,456

Location Score
98

Walk Score
96

Transit Score
89

Source: CoStar Group



The Unemployment Rate for Metro Denver as of Oct. 2021 came in at 4.6 showing a strong recovery after the Covid-19 shutdown.

CoStar reports the median home value within 1 mile is \$511,885, increasing to \$583,748 within 3 miles.

The land supports up to 8-stories making it ideal for a mid-rise multifamily development.

Property sold "as is."

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