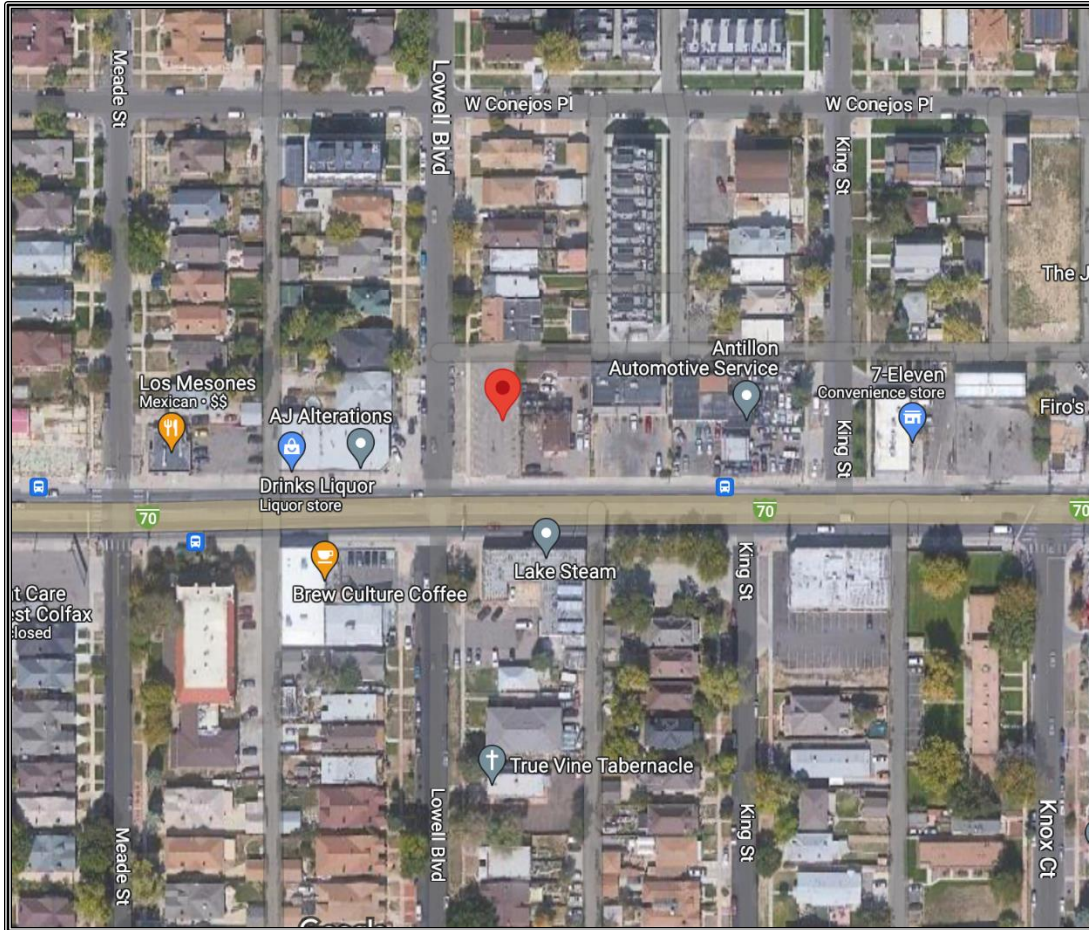




In-Fill Lot For Sale or Lease Central West Denver Location

Win King, Director
King Commercial
Keller Williams Realty Urban Elite
3550 W. 38th Ave.
Denver, Colorado 80211
Phone: 303.877.5889
Email: win@kcredenver.com
Website: www.kcredenver.com



Property Details

LOCATION

3541 W. Colfax Avenue
Denver, CO 80204

SITE SIZE

6,250 Square Feet

ZONING

U-MS-5, Enterprise Zone,
Opportunity Zone

FRONTAGE

West Colfax Ave - 50 Feet
North Lowell Blvd - 125 Feet

PARKING SPACES

22

2022 TAXES

\$9,621.06

LIST PRICE

\$600,000.00 (\$96.00/SF)

LEGAL DESCRIPTION: CHELTENHAM HTS MCINTOSH RESUB 02323 B31 L13&14

COMMENTS: Located in one of the fastest growing neighbourhoods in the metro area. The South Sloan neighbourhood has seen significant growth over the last 5 years. Just blocks from the Stadium District and Sun Valley, the Colfax and Lowell intersection sees a daily traffic count of over 38,000 vehicles and connects to walking and biking trails at Sloan Lake and Lakewood Dry Gulch. The City and CDOT are kicking off improvements to W Colfax to coincide with RTD's rapid transit bus line changes. Plans include relocating the lighted intersection at Meade to Lowell in the near future.

The property sits at the NEC of W Colfax Ave and Lowell Blvd. and is currently being used as a parking lot. The subject property is located just blocks from the Stadium District and Sun Valley at an intersection that sees over 38,000 vehicles per day and connects to walking and biking trails at Sloan Lake and Lakewood Dry Gulch.

Join Luxe at Mile High, Cirrus, The Julian and numerous new homes and townhomes. Steps from Lake Steam Baths, Seedstock Brewery, Brew Culture Coffee and the Hub Bicycles. Alamo Drafthouse, Sloan's Tap & Burger, Sloan's Lake Brewhouse, The Patio, Little Man Ice Cream Factory sit 4 blocks west. Easy access to I-25, 6th Ave, Federal and Sheridan Blvd. and just steps away from Knox Station along the West Light Rail Corridor.

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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Nearby Projects

Mile High Stadium District

Formerly Sports Authority Field; plans to redevelop the south & west parking areas into a mixed-use entertainment district.

Cirrus Apartments

292-unit class A apartment developed by UDR. Located at 1590 Grove St.

Mile High Vista & Luxe at Mile High

"Corky" Gonzales Library; 80-unit Avondale apartments with office & retail. 375-unit Luxe at Mile High.

The Julian

8-story, 58-unit condominium project with ground floor retail.

Sloans Redevelopment

Blk 1-Lakehouse 224-unit condo; Blk 2-Residences at Sloans 7-story Class A apartments; Blk 3-Sienna and Sloans Edge 48-unit apartments with retail; Blk 4-Perry Row at Sloans 60 townhomes; Blk 5 & 8 - Regatta Sloans; Blk 9 Alamo Drafthouse, offices and retail.

X@ Sloan's

58-unit apartment complex.

1515 Flats

82-unit apartment complex with fitness center and yoga studio

Brandon Courtyards

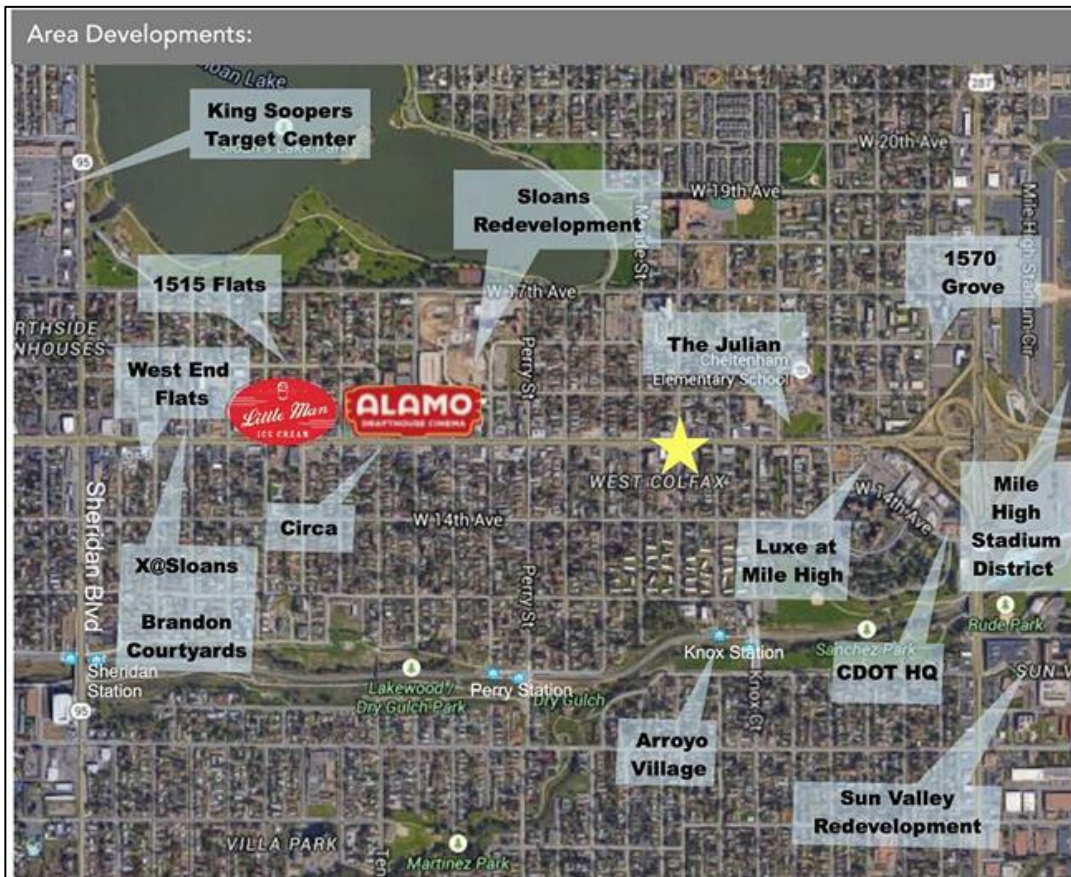
104-unit apartment complex.

Circa

64-unit condominium project.

West End Flats

101 workforce housing apartments & 9,295 of retail space.



Housing Stats

491 homes, townhomes and condos were sold within 1 mile of the subject property at a sale price range of \$600,000 to \$850,000 with high-end homes and condos capping out at \$3,000,000. The overall median price per square foot for all homes sold ranged from \$460.00 to \$955.00.

37 townhomes were sold within 1 mile of the subject property for a sales price range of \$650,000 to \$850,000. The median price per square foot for townhomes ranged from \$485.00 to \$585.00.