

FOR SALE

17TH AVE & LOGAN ST

401 EAST 17TH AVENUE, DENVER, CO 80203



KW COMMERCIAL | URBAN ELITE

3550 W 38th Ave #20
Denver, CO 80211



PRESENTED BY:

WIN KING

Director
office: (303) 376-6333
cell: (303) 877-5889
kingcommercialre@gmail.com
Colorado

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Property Description

This highly visible corner lot at the entrance of Uptown offers 20,085 SF of land area suitable for mixed- use residential, hotel and /or commercial development. Zoning allows for up to 8 stories.

The “A” location site is within a comfortable walking distance of the Central Business District and offers a strong presence set squarely in the thick of restaurant row and many popular hangouts.

The property itself fronts both 17th Ave and Logan St. with visibility and access on both streets and a full movement intersection to service it.



OFFERING SUMMARY

PRICE:	\$3,995,000.00 (\$199/SF)
LOT SIZE:	20,085 SF
ACCESS:	17th Ave & Logan St
FRONTAGE:	17th Ave 133.9 Feet Logan St 150.0 Feet
ZONING:	C-MS-8, Denver
PERMITTED USES:	Mixed-Use Residential / Commercial
APN:	02349-16-024-000 and 02349-16-25-000

Property Overview

The property is ideally situated along the “going home” corridor from downtown to the east Denver neighborhoods of Uptown, City Park West and City Park South and Park Hill.

Close proximity to CBD jobs, the Capitol and County municipal offices, the Golden Triangle, the Performing with all their cultural arts venues, museums, hotels, bars, fine dining restaurants, fast food joints, music venues, convenience stores and eclectic specialty shops.

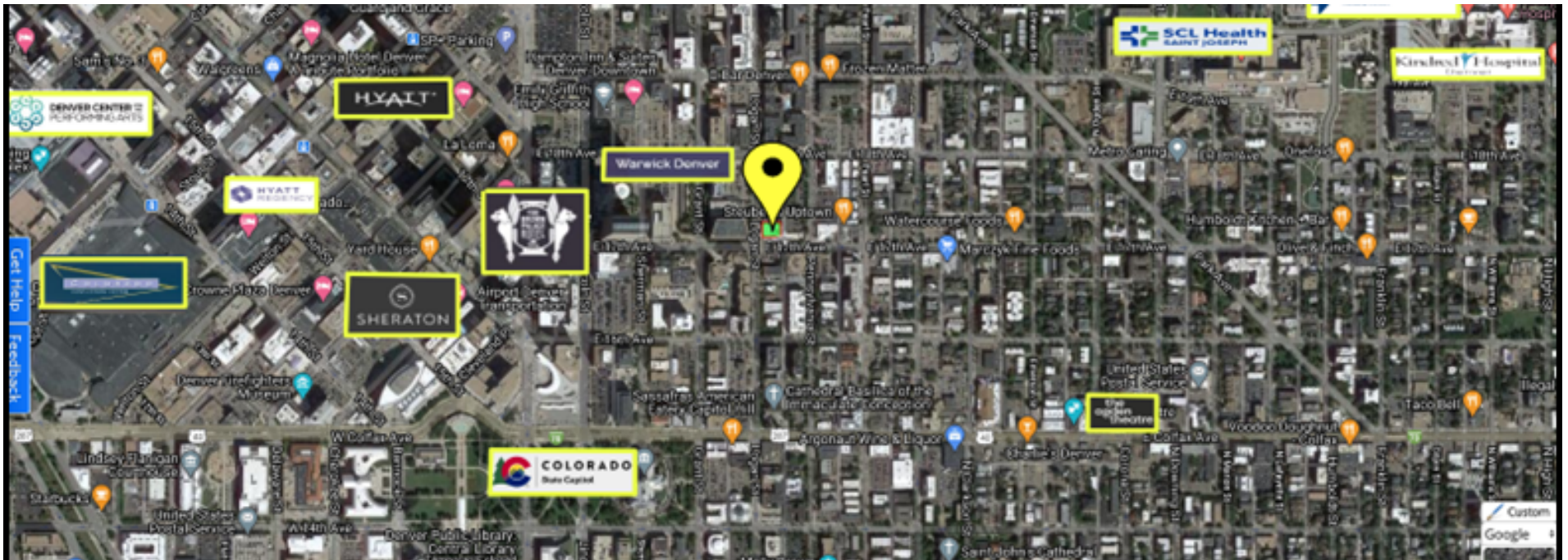
Leading into 2023, Denver’s economy continued to slow yet is still outperforming the nation. Tech jobs continued to lead growth as Tech companies expand in the region. Home prices and rents continue to rise and a slower rate as supply lags further behind demand .and constructions costs are driven up by supply and labor constraints.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.





The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



Transit Score
76



Excellent Transit
Convenient and close to City Park for

Walk Score
96

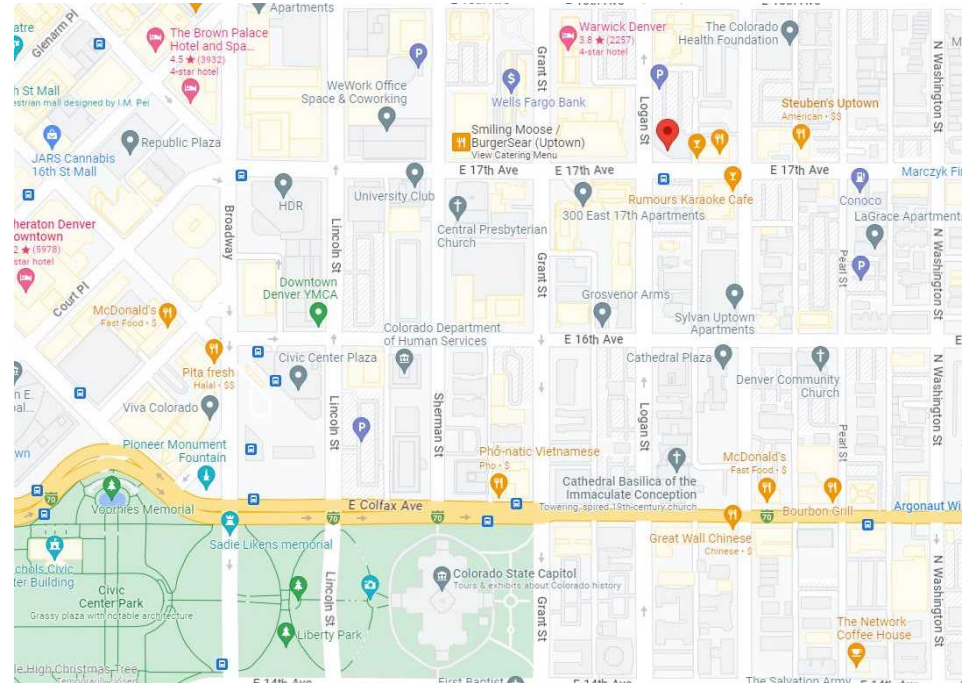


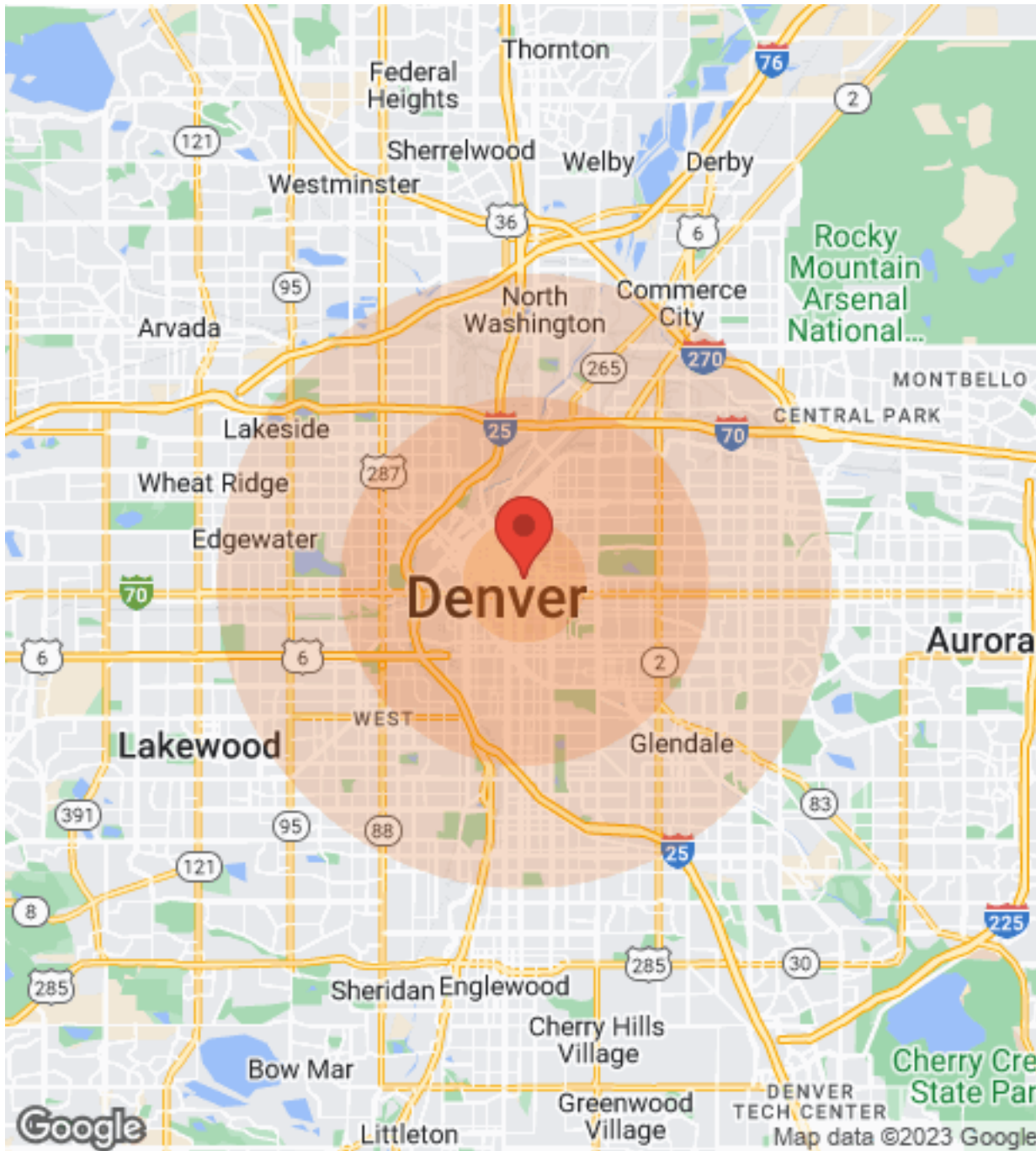
Walker's Paradise
Close to downtown restaurants & shopping

Bike Score
96



Biker's Paradise
Errands can be done on a bike





Population	1 Mile	3 Miles	5 Miles
Male	25,432	105,160	232,943
Female	20,349	97,444	227,140
Total Population	45,781	202,604	460,083

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,164	32,600	88,101
Ages 15-24	1,645	16,146	45,534
Ages 55-64	6,678	27,040	56,656
Ages 65+	7,565	29,801	63,579

Race	1 Mile	3 Miles	5 Miles
White	37,573	158,789	344,935
Black	3,826	13,173	27,470
Am In/AK Nat	237	819	2,076
Hawaiian	N/A	2	7
Hispanic	6,084	56,681	161,094
Multi-Racial	6,672	54,970	155,540

Income	1 Mile	3 Miles	5 Miles
Median	\$33,356	\$43,227	\$42,731
< \$15,000	7,912	20,363	38,240
\$15,000-\$24,999	4,153	12,481	26,318
\$25,000-\$34,999	3,026	10,508	22,490
\$35,000-\$49,999	4,261	13,880	29,195
\$50,000-\$74,999	4,076	15,764	32,681
\$75,000-\$99,999	2,340	9,447	20,253
\$10,000-\$149,999	2,533	10,981	20,998
\$150,000-\$199,999	823	4,677	8,099
> \$200,000	700	6,155	10,598

Housing	1 Mile	3 Miles	5 Miles
Total Units	34,690	120,604	238,704
Occupied	30,838	109,025	218,792
Owner Occupied	6,800	42,793	100,762
Renter Occupied	24,038	66,232	118,030
Vacant	3,852	11,579	19,912

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

