

**GATEWAYS**  
AT CHERRY CREEK

The Gateways at Cherry Creek has two main entrances to Denver's iconic, hallmark district, Cherry Creek. One entrance is located at 1st Avenue and Colorado Boulevard, and a second entrance is located at Bayaud Avenue and Leetsdale Drive. Leetsdale funnels directly into Cherry Creek, turning into Bayaud Avenue. Both intersections are controlled with full-turn movements and stop lights.



# RARE LAND DEVELOPMENT OPPORTUNITY AT THE GATES OF ICONIC CHERRY CREEK

*4 Parcels. 2 Corners.  
One-of-a-Kind Opportunity*

BAYAUD AVE. &  
COLORADO BLVD.

1

2

1ST AVE. &  
COLORADO BLVD.

3

4

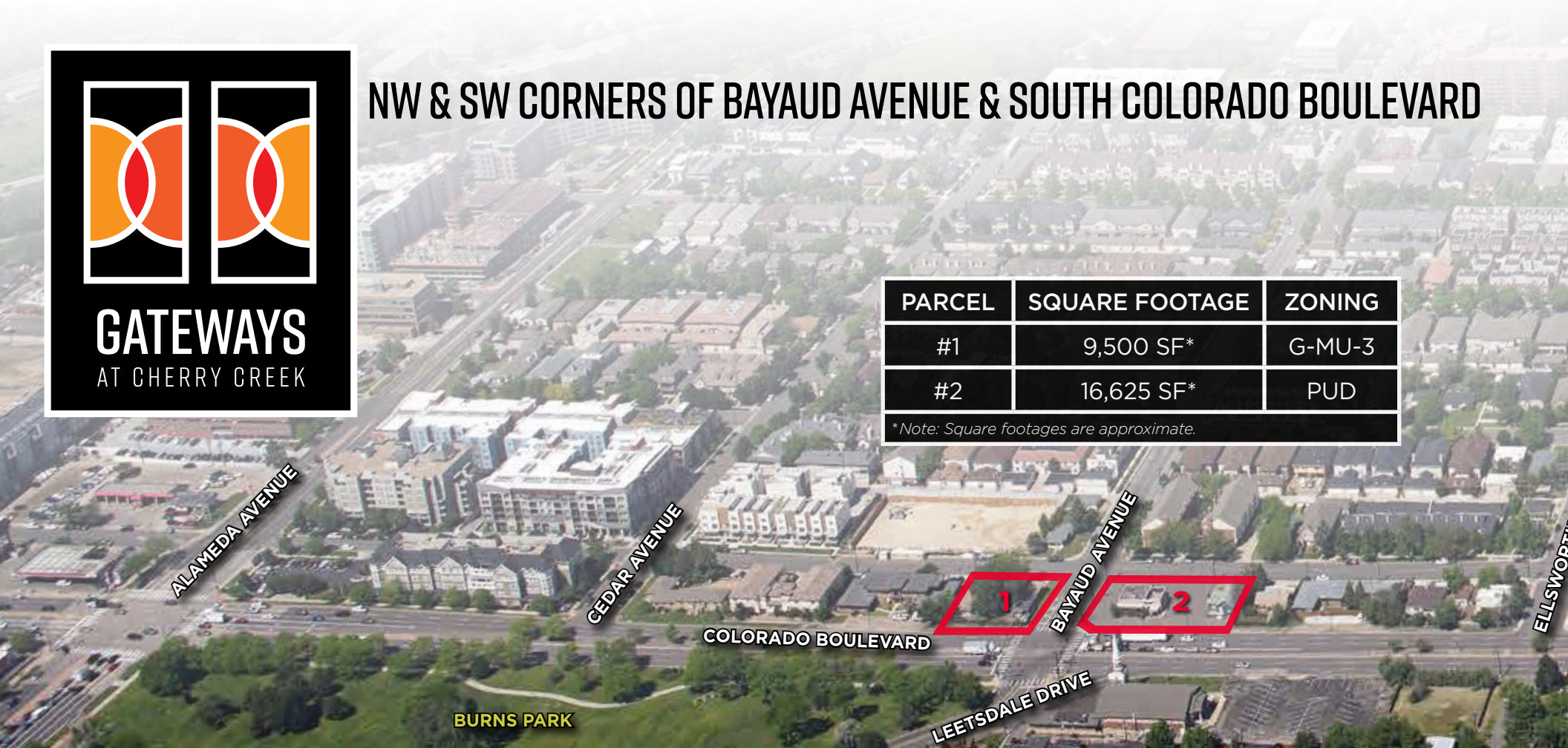




# NW & SW CORNERS OF BAYAUD AVENUE & SOUTH COLORADO BOULEVARD

PARCEL	SQUARE FOOTAGE	ZONING
#1	9,500 SF*	G-MU-3
#2	16,625 SF*	PUD

*\*Note: Square footages are approximate.*



At Bayaud Avenue and Colorado Boulevard, the potential exists for an iconic building on the northwest corner as the visibility of the site is excellent. There are currently three curb cuts on Colorado: one on Bayaud and two on Harrison Street. However, with Colorado being a state highway and the intersection of Leetsdale, Bayaud and Colorado, retaining the curb cuts on Colorado and Bayaud may be difficult. A curb cut on Harrison is most likely.

A PUD exists on the NWC of Bayaud and South Colorado, which includes both the house to the north and the stand-alone building on the corner. Originally done in 1981, this PUD allows uses described in the former Denver Zoning Ordinance as B-1, which allowed office and medical uses. The plan called for a 40' height limit and a maximum gross floor area of 15,850 square feet. We see an opportunity to build an iconic office or residential building here. The plan may need revision to accommodate this vision.

There's no sunset provision contained in the PUD nor are we aware of any such general regulation on PUD's under Denver's zoning code. If there is a sunset provision, it is

typically specified in the PUD, and there is no such mention of this in the existing PUD. Either an office/medical building or small apartment building could be the final design solution. And there may even be a bank, a retailer, or some other user that may desire this unique location. It is a tremendous opportunity to develop with excellent visibility and identity. A remodel of the existing 2,810 square foot building may also be a possibility for the right buyer.

The site on the SWC of Bayaud and Colorado would most likely be developed, as the nearby property to the south was developed in the 2000's into a condominium or townhouse style development under the existing G-MU-3 three story zoning. There is an existing four-unit apartment on the property currently that would probably be demolished. We envision an architectural wall employed to signify another prominent entrance into Cherry Creek, providing privacy and a sound barrier to any residential development. Clearly there is demand for more reasonably priced housing in the Cherry Creek area, and this site, as well as the sites at 1st, provide that opportunity.



# NW & SW CORNERS OF 1ST AVENUE & SOUTH COLORADO BOULEVARD

PARCEL	SQUARE FOOTAGE	ZONING
#3	8,978 SF*	G-RH-3
#4	10,293 SF*	G-RH-3

*\*Note: Square footages are approximate.*



This rare opportunity would allow for new buildings to be built on all four properties. The two properties at 1st and Colorado could be developed into reasonably priced Cherry Creek condominiums or townhomes under the existing G-RH-3 three story zoning. We can imagine an architectural wall designed along Colorado, curving into 1st Avenue, which would become an outstanding design element for both the units and area, creating a prominent gateway entering into exclusive Cherry Creek. At the same time, it could provide privacy and a sound barrier to future residential development on these corners.

These sites are all zoned and ready to be developed. Ownership has stated its desire to sell the two sites at 1st Avenue together and the two sites at Bayaud Avenue together. See Brokers for pricing of the sites. Other pricing may result from how the sites are or are not, combined. The seller is motivated to get these properties sold.

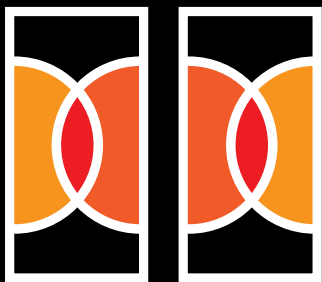
## DEMOGRAPHICS & INCOME PROFILE

U.S. Census

	1 Mile	3 Miles	5 Miles
Population 2017	18,335	217,493	529,352
Population 2022	20,385	238,013	580,698
Median HH Income 2017	\$98,001	\$62,188	\$54,398
Median HH Income 2022	\$107,824	\$78,060	\$65,391

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022





## GATEWAYS AT CHERRY CREEK

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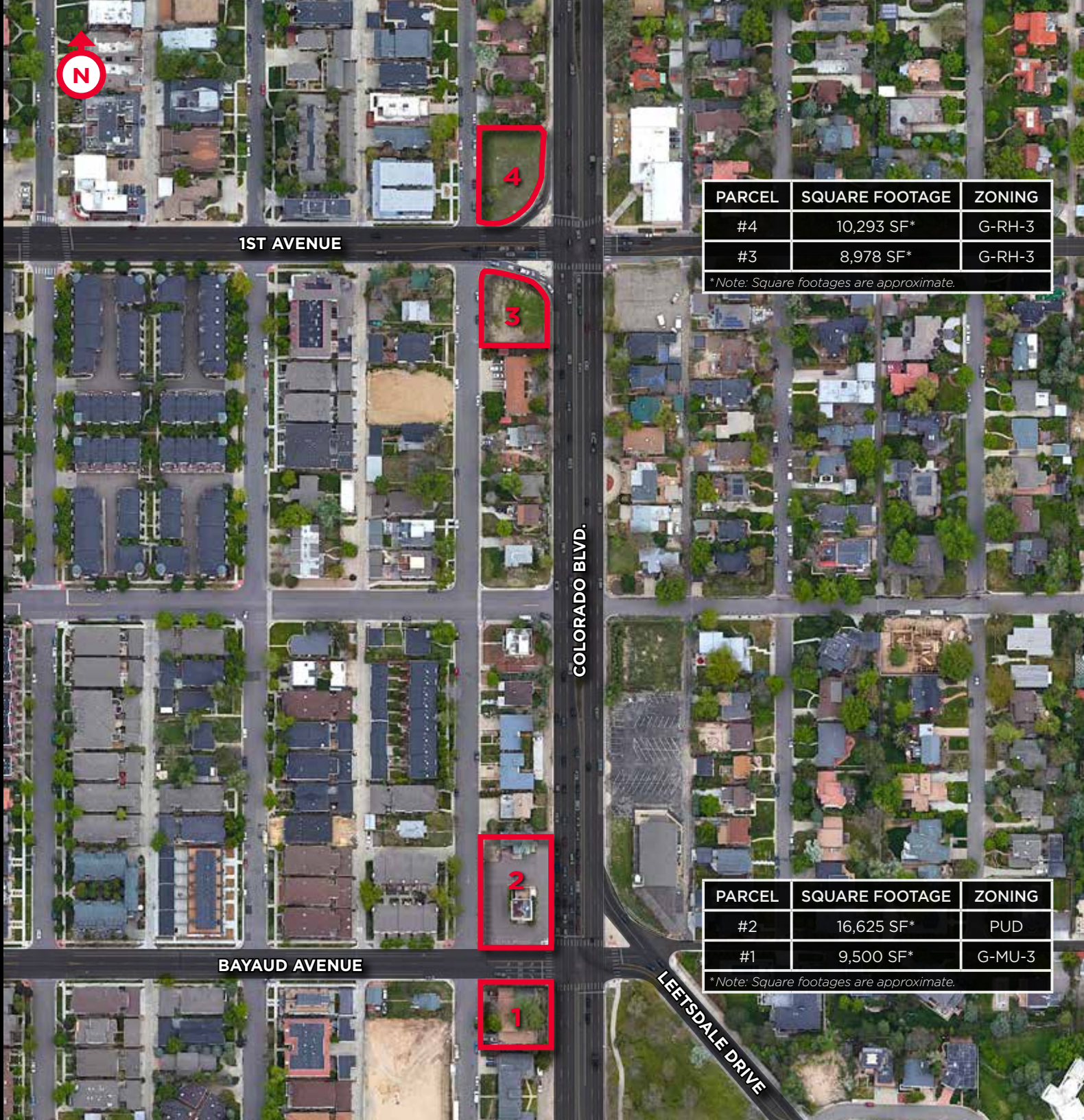
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PARCEL	SQUARE FOOTAGE	ZONING
#4	10,293 SF*	G-RH-3
#3	8,978 SF*	G-RH-3

*\*Note: Square footages are approximate.*

PARCEL	SQUARE FOOTAGE	ZONING
#2	16,625 SF*	PUD
#1	9,500 SF*	G-MU-3

*\*Note: Square footages are approximate.*