

HIGHLAND

1749
Boulder
Street

10,000 SF

LAND REDEVELOPMENT FOR SALE

W 32nd Ave

LoHi

18th St

SUBJECT
PROPERTY

COVERED LAND PLAY WITH
INCOME IN PLACE

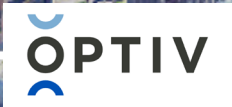
LOT SIZE: 10,000 SF

ZONING: C-MX-3, Urban Center - Mixed Use
development up to 3 stories

For more information, please visit: **CMX ZONING DENVER CODE**

SALE PRICE: \$2,495,000

 CUSHMAN &
WAKEFIELD



**SUBJECT
PROPERTY**

POSTINO LOHI

**DOWNTOWN
AQUARIUM**

BALL ARENA

COORS FIELD

**RIVER NORTH
ART DISTRICT**

**EMPOWER
FIELD AT
MILE HIGH**

UNION STATION

**METRO STATE
UNIVERSITY OF DENVER**

LARIMER SQUARE

**GOLDEN
TRIANGLE**

**DENVER
ART MUSEUM**

DEMOGRAPHICS

BY THE NUMBERS

	1-Mile	3-Mile	5-Mile
Total Population:	36,882	221,625	469,551
Average Household Income:	\$171,195	\$141,544	\$136,975
Average Home Value:	\$921,773	\$792,303	\$790,915
Median Age:	33.4	34	35

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