

SALE BROCHURE

High-Rise Multifamily Development Parcel in Downtown Denver

2000 WELTON STREET

Denver, CO 80205

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SUBJECT PROPERTY
2000 Welton Street

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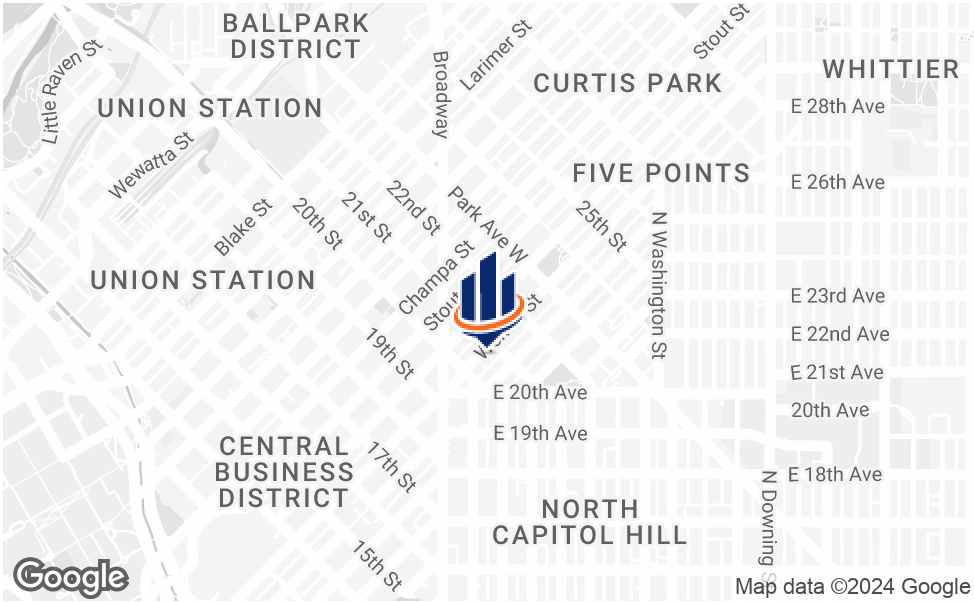
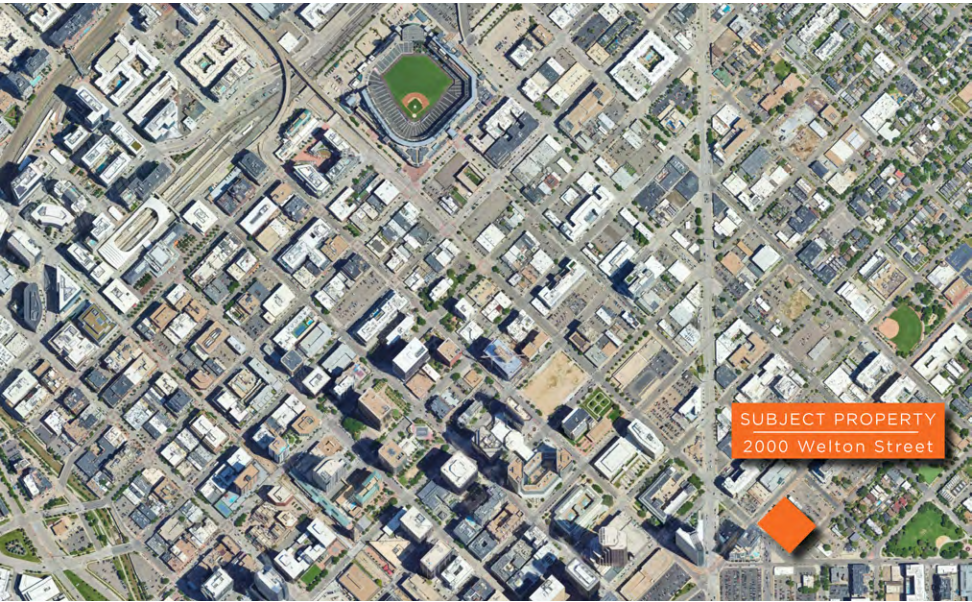
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,500,000
LOT SIZE:	21,937 SF
ZONING:	D-AS-20+
MARKET:	Denver Downtown
SUBMARKET:	Five Points / Capitol Hill
APN:	0234127017000

PROPERTY OVERVIEW

Denver Downtown Development Lot: Capitol Hill / Five Points area featuring a one-half acre lot primed for development. D-AS-20+ zoning allows high-rise options. Priced for quick sale.

PROPERTY HIGHLIGHTS

- High-rise Development Opportunity in Downtown Denver
- One-half Acre (prox) Lot with Favorable Zoning (D-AS-20+)
- Attractively Priced Compared to Recent Sales Activity, for Quick Sale
- Within the Five Points Business Improvement District (fivepointsbid.com)
- Historic Neighborhood Setting, with Significant Infrastructure and New Projects being Built

SALE COMPS

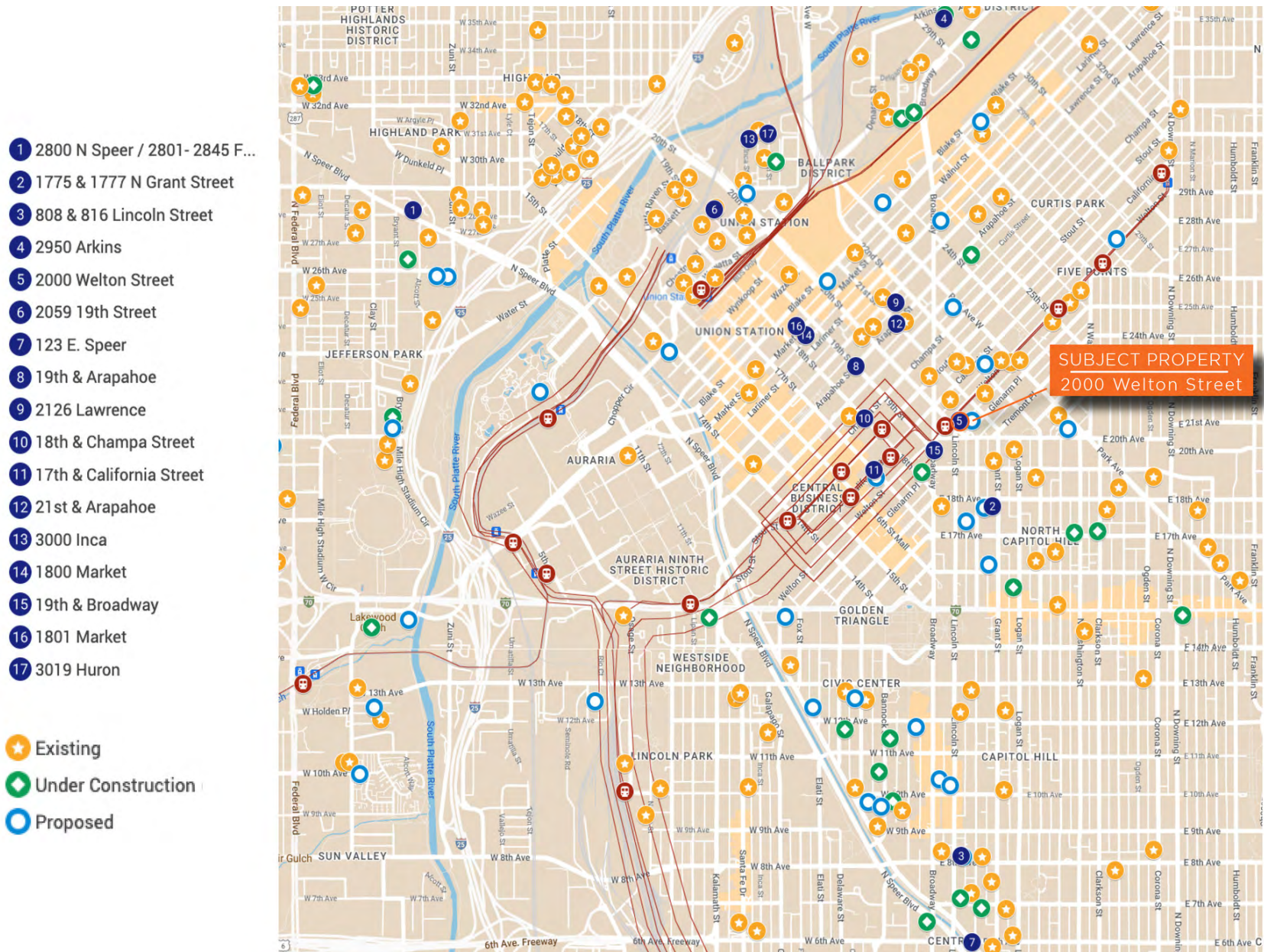
Land Sale Transactions

	Address	Distance	Submarket	Zoning	Year	Site SF	Units	Purchase \$	\$ / LSF	\$ / Unit
1	2800 N Speer / 2801- 2845	1.8	LoHi	C-MX-5	2022	50,318	200	\$10,000,000	\$199	\$50,000
2	1775 & 1777 N Grant Street	0.3	Downtown	C-MX-12	2022	61,000	250	\$11,000,000	\$180	\$44,000
3	808 & 816 Lincoln Street	1.0	Capital Hill	D-GT	2022	14,730	332	\$12,040,000	\$817	\$36,265
4	2950 Arkins	1.7	RiNo	C-MX-8	2021	77,101	374	\$14,240,000	\$185	\$38,075
5	2000 Welton Street	-	Downtown	D-AS-20+	2021	21,875	366	\$6,825,000	\$312	\$18,648
6	2059 19 th Street	1.2	Union Station	PUD-531	2021	16,117	198	\$11,970,000	\$743	\$60,455
7	123 E. Speer	1.3	Capitol Hill	C-MX-12	2021	100,525	600	\$35,000,000	\$348	\$58,333
8	19 th & Arapahoe	0.3	Arapahoe Square	D-C	2020	55,000	-	\$27,500,000	\$500	-
9	2126 Lawrence	0.5	Arapahoe Square	D-AS-20+	2019	28,297	441	\$5,500,000	\$194	\$12,472
10	18 th & Champa Street	0.3	Downtown	D-C	2019	12,500	-	\$8,000,000	\$640	-
11	17 th & California Street	0.3	Downtown	D-C	2019	14,000	-	\$17,500,000	\$700	-
12	21 st & Arapahoe	0.4	Arapahoe Square	D-AS-20+	2019	25,068	410	\$9,900,000	\$395	\$24,146
13	3000 Inca	1.1	Union Station North	C-MX-12	2018	22,806	204	\$3,192,000	\$140	\$15,674
14	1800 Market	0.8	LoDo	D-LD	2018	50,000	302	\$20,750,000	\$415	\$68,709
15	19 th & Broadway	0.3	Downtown	D-C	2018	28,387	463	\$8,800,000	\$311	\$19,292
16	1801 Market	0.8	LoDo	D-LD	2017	50,000	-	\$22,000,000	\$440	-
17	3019 Huron	1.1	Union Station North	C-MX-12	2017	45,048	251	\$6,876,000	\$150	\$27,394
Totals/Averages:						39,575	338	\$13,593,706	\$343	\$36,420

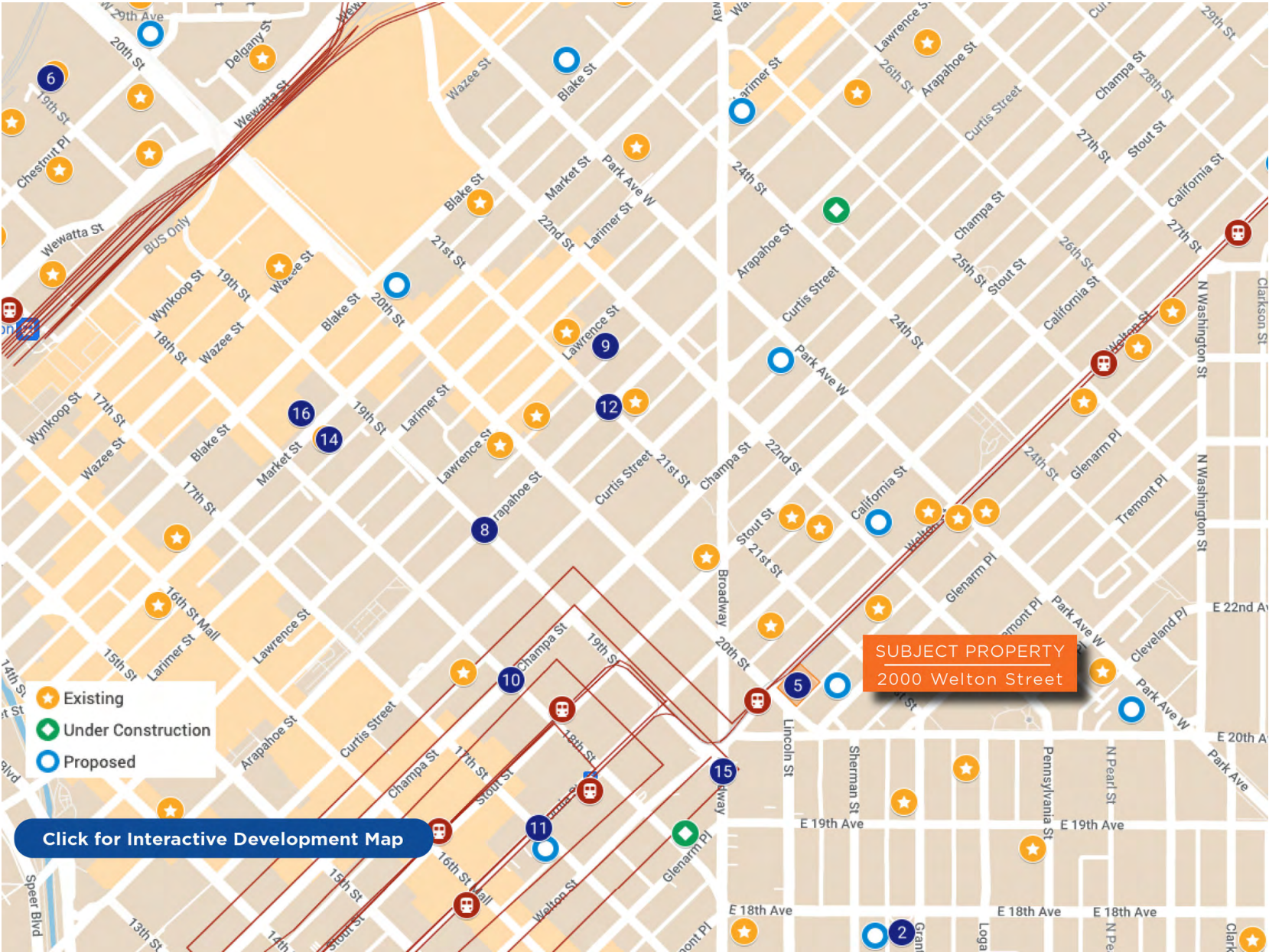
Subject Property as currently offered:

2000 Welton Street	-	Downtown	D-AS-20+	2024	21,875	366	\$4,500,000	\$206	\$12,295
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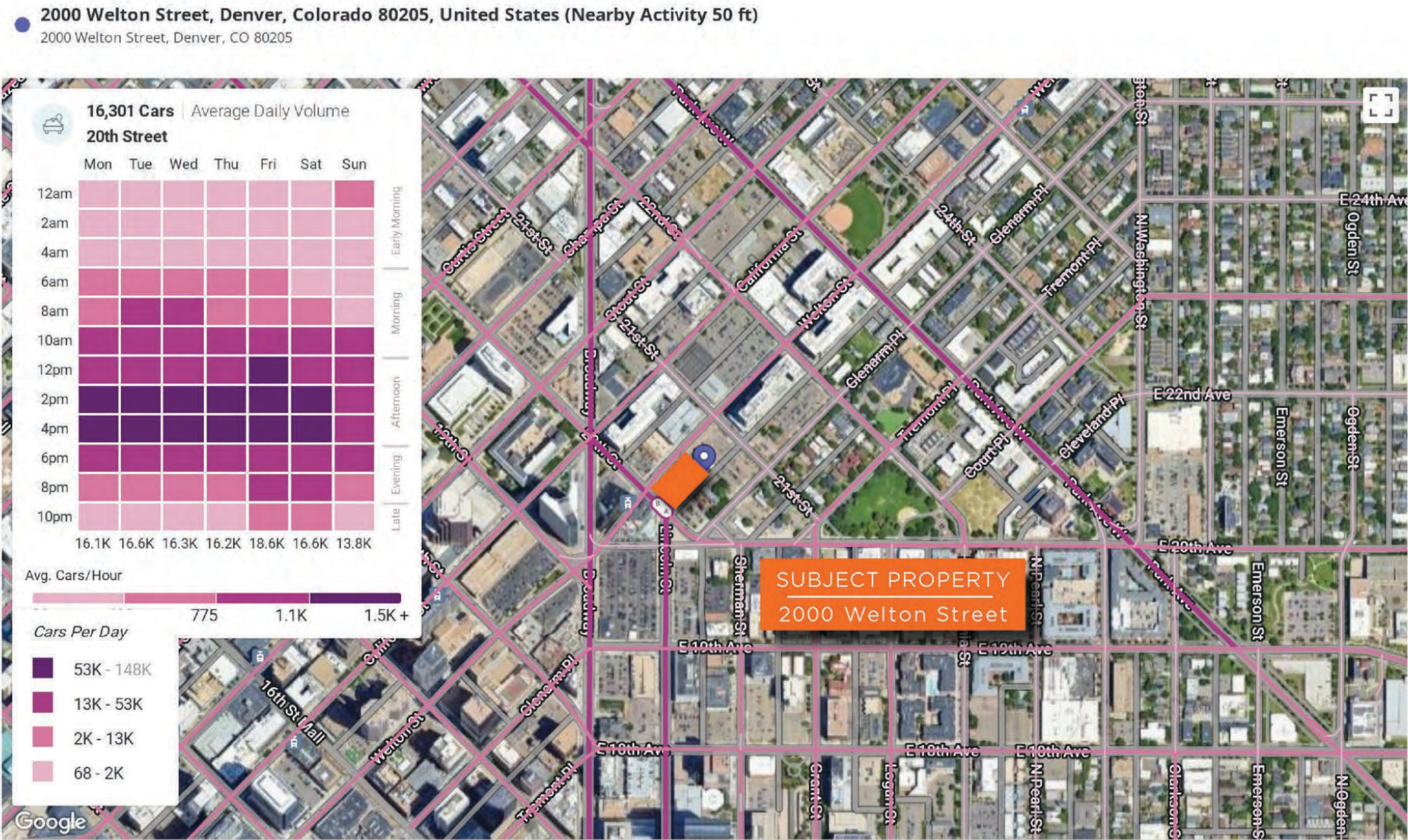
SALE COMPS MAP



AREA DEVELOPMENTS



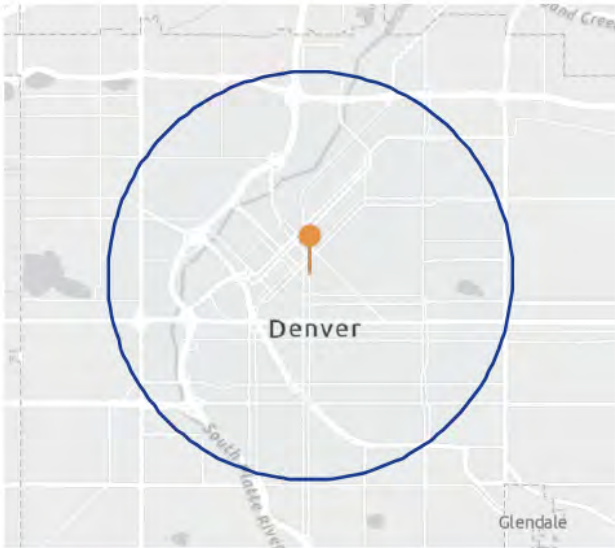
TRAFFIC VOLUME



Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



POPULATION TRENDS



POPULATION TRENDS AND KEY INDICATORS

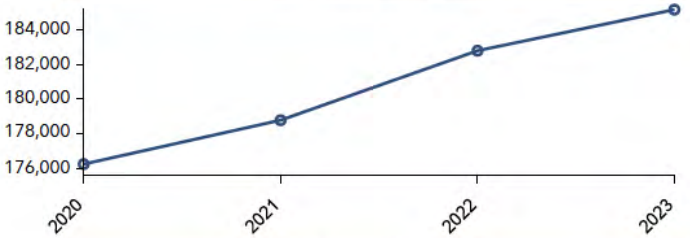
2000 Welton St, Denver, Colorado, 80205
Ring of 2.5 miles

185,171	103,900	1.72	35.2	\$86,295	\$665,993	84	56	64
Population	Households	Avg Size	Median	Median	Median	Wealth	Housing	Diversity
		Household	Age	Household Income	Home Value	Index	Affordability	Index

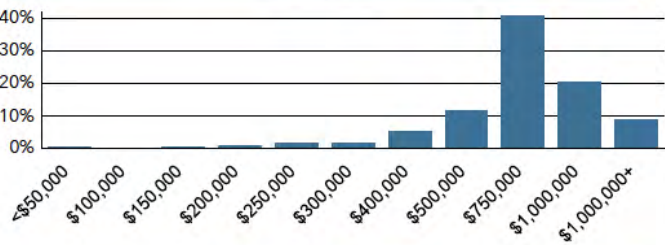
MORTGAGE INDICATORS



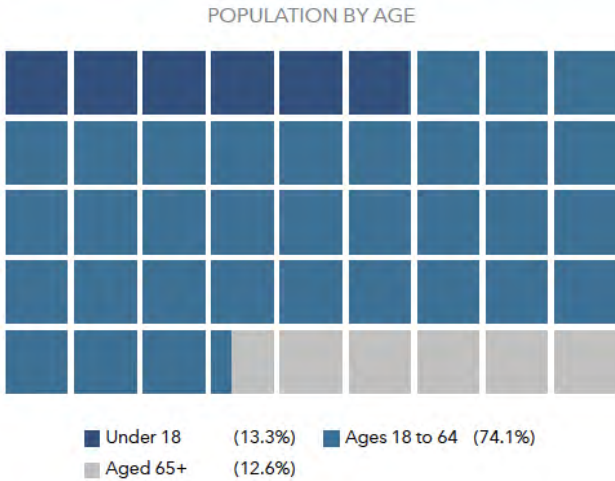
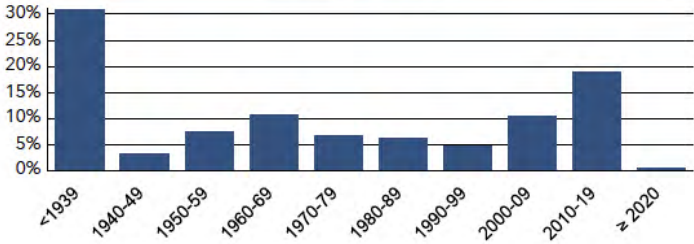
Historical Trends: Population



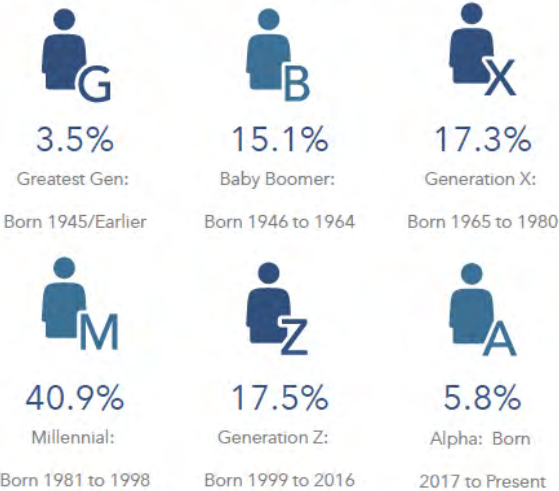
Home Value



Housing: Year Built



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).
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