

WASHINGTON PARK PROPERTY

1001-1003 S. Pearl St., Denver, CO 80209



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| | | | |
|----------------------|--|---------------------|------------------------------|
| Building: | 1st - 3,539±SF, 2nd - 2,016±SF | Lease Rate: | \$30.00/SF NNN |
| 2nd Story: | 3 Bedroom Apartment - with separate entrance and address | Sales Price: | \$1,900,000 |
| Lot Size/YOC: | 9,387± SF / 1974 | Parking: | 9 on-site and street parking |
| | | Zoning: | U-SU-B |

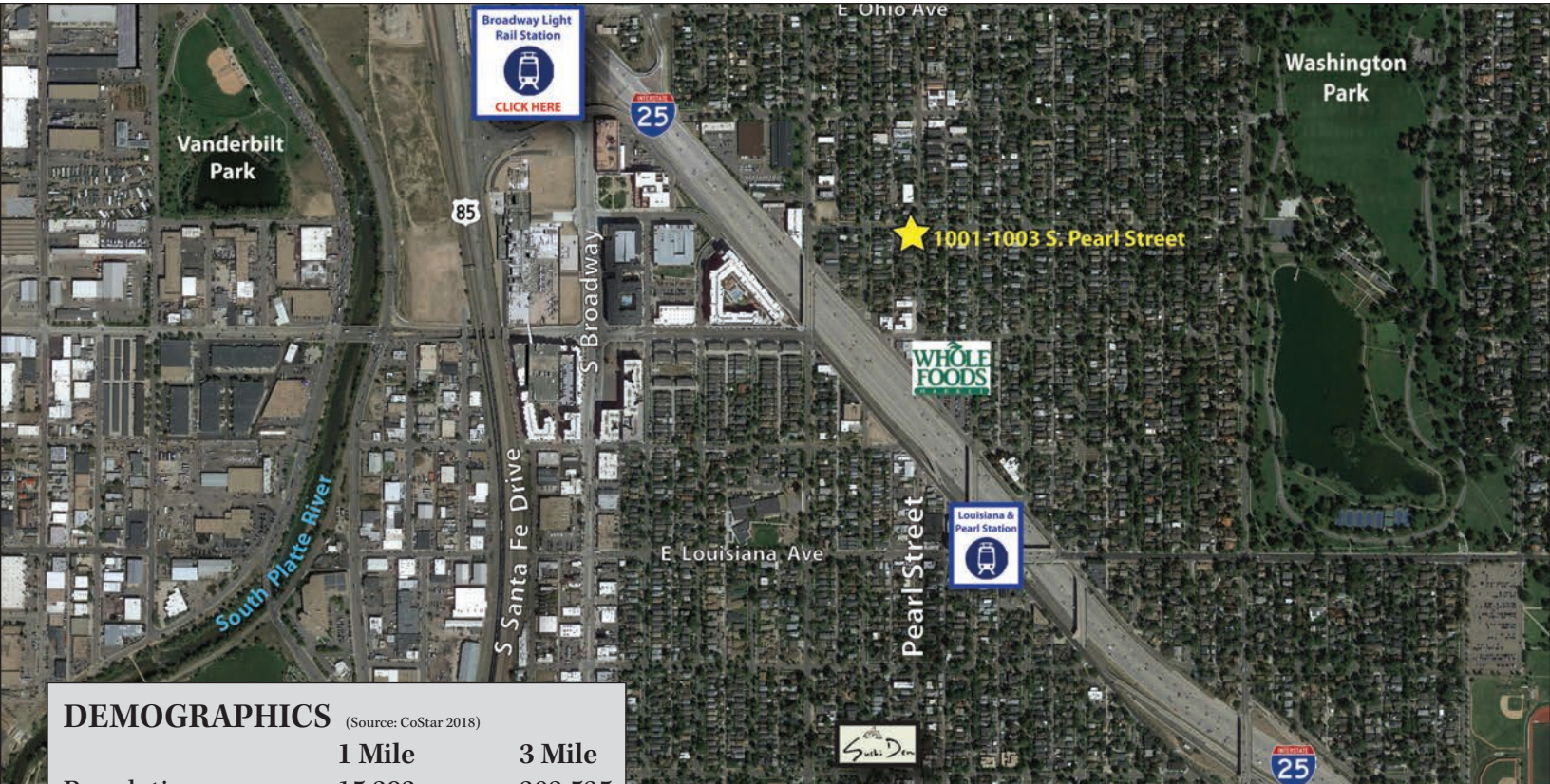
Live Work Opportunity

The Subject property is located in West Wash Park and surrounded by new development. Currently seeking rezoning so that this property provides opportunity for re-development or creative retail/office uses. Located just a few blocks from the Louisiana/Pearl St. Light Rail Station and surrounded by many amenities: Washington Park, Whole Foods, Sprout's, Orange Theory, Sushi Den, and many other bars/shops and restaurants on Pearl Street. Nearby is the location of Denver's largest Transit Oriented Development at the Broadway light rail station. The 50 acre site will bring a significant amount of businesses to the area for office, retail and residential development.

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DEMOGRAPHICS

(Source: CoStar 2018)

| | 1 Mile | 3 Mile |
|-------------------|-----------|----------|
| Population: | 15,293 | 202,525 |
| Households | 7,554 | 98,262 |
| Average HH Income | \$134,916 | \$92,466 |
| Median Age | 37.70 | 35.00 |

