

1530 W. 13th Avenue  
Denver, Colorado 80204

5 Story Zoned Denver Core  
Re-Development Opportunity



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# Highlights

## Incredible Location

1.5 miles to Denver's CBD, less than .5 miles to 10th & Osage RTD Light Rail Station, as well as quick access to Interstate 25 & Interstate 70.

## I-MX-5 Zoning

Five (5) story redevelopment opportunity located in the highly desirable Lincoln Park neighborhood.

## Large Lot for Re-Development

Large 67,642 SF rectangular lot measuring approximately 135' x 500'.

## Enterprise Zone

Property is located in the Denver County Enterprise Zone of the Colorado Enterprise Zone (EZ) Program, allowing for investment benefits for the buyer.

## Hub Zone Qualified



# Offering Overview

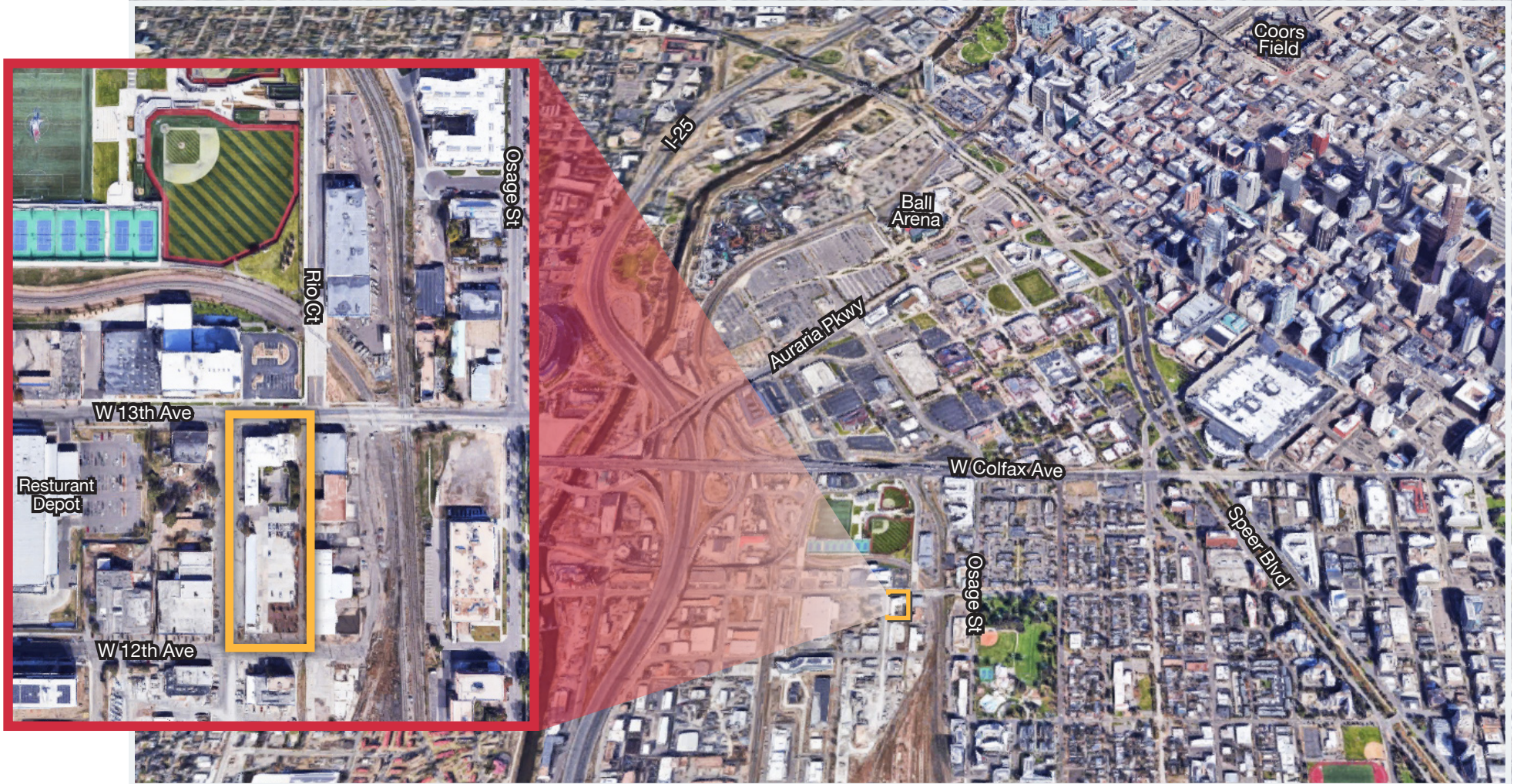


NAI Shames Makovsky is pleased to present 1530 W 13th Ave., a 67,642 SF redevelopment opportunity in Denver, CO. The property is ideally located 1.4 miles from the Denver CBD and .4 miles from the 10th and Osage light rail station and shops. The property allows for easy access to I-25, Colfax Ave. and is close to Empower Field, Ball Arena, Metro State and Colorado University campuses.

Zoned I-MX-5, which allows for construction up to 5 stories, the property is also located in an Enterprise and HUB zones allowing the investor more investment benefits.

Price	\$6,250,000
Building SF	23,972
Land SF	67,642
Zoning	I-MX-5
Programs	Enterprise Zone and HUB Zone Qualified
YOC	1978
Water	Denver
Utilities	Xcel

# Aerial



# Aerial



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# Lincoln Park

Lincoln Park is a neighborhood and public park close to downtown Denver, Colorado and the location of the Art District on Santa Fe. The neighborhood is one of Denver's oldest and is just to the south of the area where Denver was first settled in the 1850s. Many houses date from about 1900. The neighborhood is sometimes called "La Alma/Lincoln Park" or the West Side.

Housing in the neighborhood includes many single family detached houses, including two-story brick Victorians, row houses, duplexes, brick bungalows and one-story stucco houses. Prominent housing developments include the Parkway Center apartment and condominium complex, with 1,050 units, at 12th and Galapago Street, Denver Tower Complex with condos, supermarket and offices (both fronting on Speer Boulevard from 14th to 12th).

The North Lincoln Park public housing facility, completed in 1996, replaced a dilapidated housing complex built in the 1950s. A more extensive update is planned for the remaining South Lincoln Park Homes starting in 2010, using a grant from the American Recovery and Reinvestment Act. This new project will create 900 units of mixed-income housing, and provide space for an open-air farmer's market.



# Demographics

	1 Mile Radius	3 Mile	5 Mile
<b>POPULATION</b>			
Population (2020)	15,762	262,930	523,580
Population (2025)	16,974	282,004	555,214
Annual Growth (2020-2025)	1.5%	1.4%	1.2%
<b>HOUSEHOLDS</b>			
Total Households (2020)	7,680	127,649	237,483
Total Households (2025)	8,317	137,100	252,066
Annual Growth (2020-2025)	1.7%	1.5%	1.2%
<b>MEDIAN HOUSEHOLD INCOME</b>	\$68,608	\$67,890	\$68,006
<b>BUSINESS &amp; EMPLOYMENT</b>			
Total Employees	40,516	251,033	400,942



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