



## Mariposa Neighborhood Parcel

944 Osage Street | Denver, Colorado 80204

### Development Overview

- New transit-oriented development site located at the 10th & Osage Light Rail Station
- 1.42 AC parcel zoned for mixed-use development up to 8 stories
- Mariposa Neighborhood redevelopment complete
- Short bicycle ride to Downtown Denver
- Close proximity to Santa Fe Arts District featuring over 60 galleries, restaurants, and shops
- Easy access to I-25, 6th Avenue Freeway, & Santa Fe Drive
- Strong area demographics and population growth

**Sale Price : \$95.00/LSF**

**Call for Offers 5/4/21**

### Property Facts

Lot Size:	61,990 SF (1.42 AC)
Zoning:	C-MX-8
Permitted Use:	Office, Retail, & Multi-Family
Maximum Height:	8 stories

For more information:

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# MARiPOSA



LAND FOR SALE  
944 Osage Street  
Denver, Colorado



## Mariposa at a Glance

Total Apartments:	484
Market Rents:	\$1.50-\$2.00/SF
Total Townhomes:	45
Total Retail/Office SF:	87,000 +/-
Parking (Resi/Retail/Office):	346
Year Built:	2015-2017
Zoning:	C-MX-8



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# 10th & Osage Station

1.42 AC TOD Parcel

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