



2625 E. 3rd Avenue Denver, Colorado 80206

Property Features

- Hard corner development site available in the desirable Cherry Creek North neighborhood
- Among the last remaining developable sites in Cherry Creek North
- Currently on-site is a +/-10,510 SF retail building
- Walker's Paradise (92 Score) and Very Bikeable (86 Score)
- Across the street from highly ranked elementary school
- Average household income in the Cherry Creek North neighborhood is over \$194,715/year
- 4.2% YOY population growth within 1 mile radius in the last year
- Assessed valuations increased 5.5% in Cherry Creek North vs. City County of Denver's average of 2.1%
- Two (2) blocks from Cherry Creek Shopping Center

Sale Price: \$10,500,000

Property Details

LOT SIZE	0.43 AC (18,750 SF)
ZONING	CCN (Cherry Creek North)
TAXES	\$142,364.92 (2019)



Video
Tour

Zoning
Documents



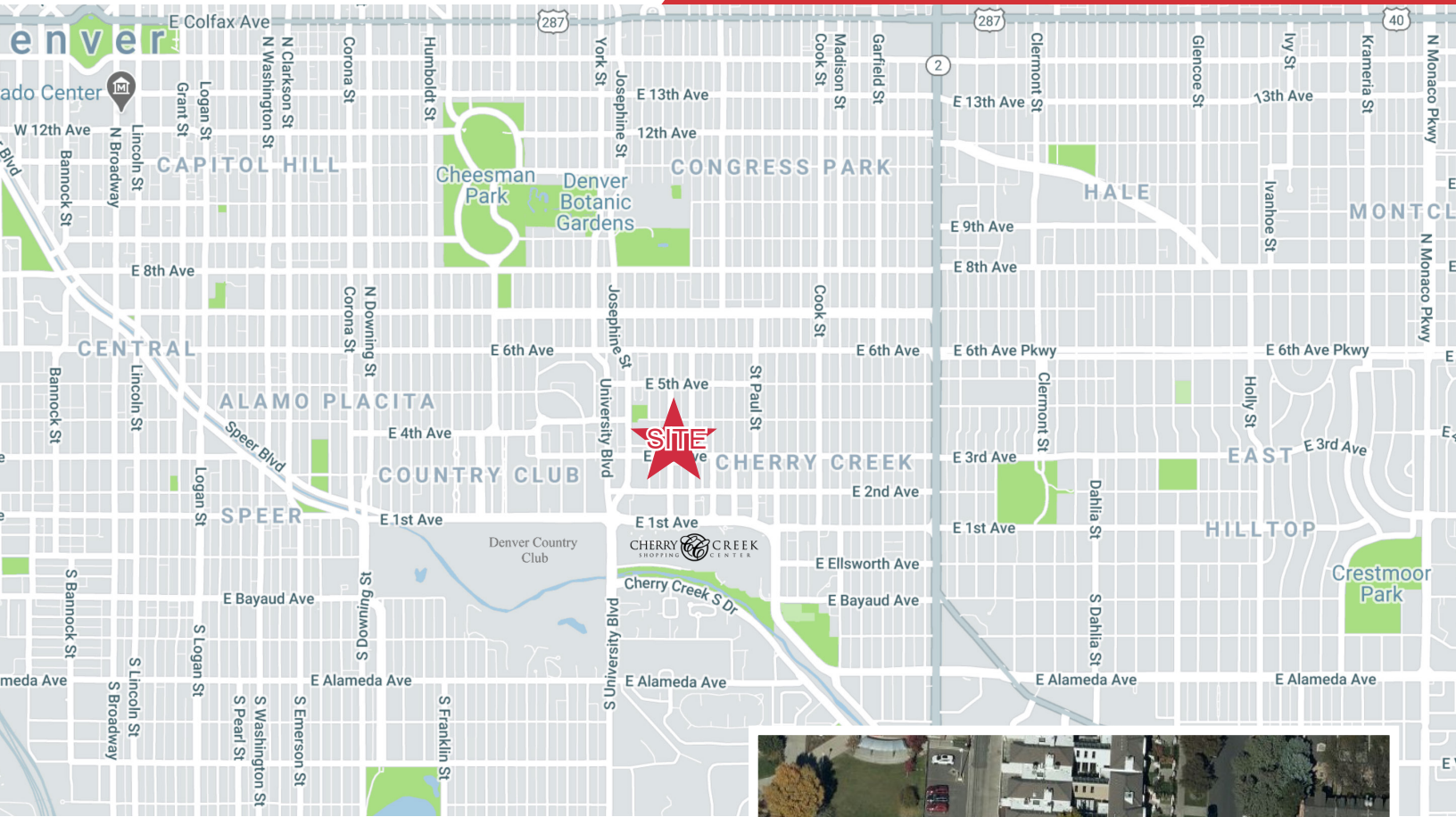
For more information:

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Daily Traffic Counts

Josephine St @ E 4th Ave	21,005 VPD
University Blvd @ E 2nd Ave	21,295 VPD
E 3rd Ave @ Fillmore St	7,331 VPD
Clayton St @ E 3rd Ave	563 VPD

*Source: CoStar

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