

**2525 SOUTH BROADWAY**  
DENVER, COLORADO 80210



**FOR SALE**

**OFFICE  
RESIDENTIAL  
REDEVELOPMENT**



**PRESENTED BY:**



**SHERI MERANDA**  
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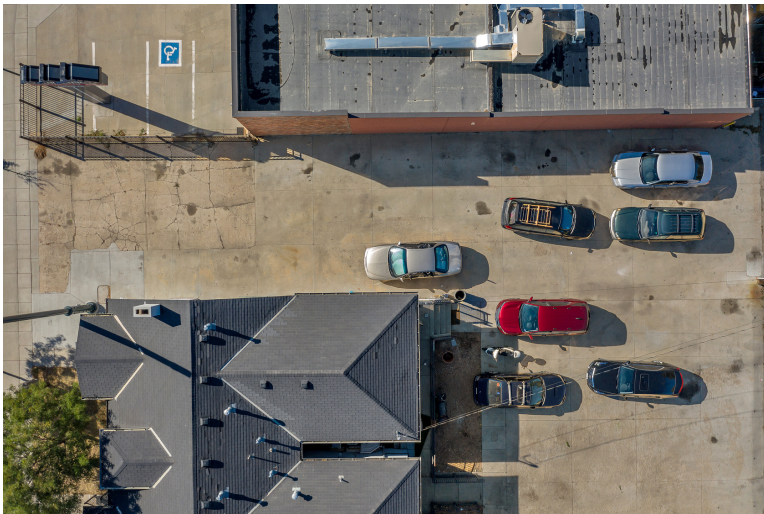
**JENNIFER CASTRO**  
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- LIST PRICE: \$995,000
- YEAR BUILT: 1976
- ZONING: U-MX-3
- LOT SQ FT: 9,375
- BLDG SQ FT: 3,268
- 3 LOTS
- OFFICE BLDG: 1 STORY + BASEMENT
- PARKING: OFF STREET
- REDEVELOPMENT OPPORTUNITY
- EXCELLENT LOCATION AND STRONG
- SIGNAGE ON S. BROADWAY

# PROPERTY HIGHLIGHTS



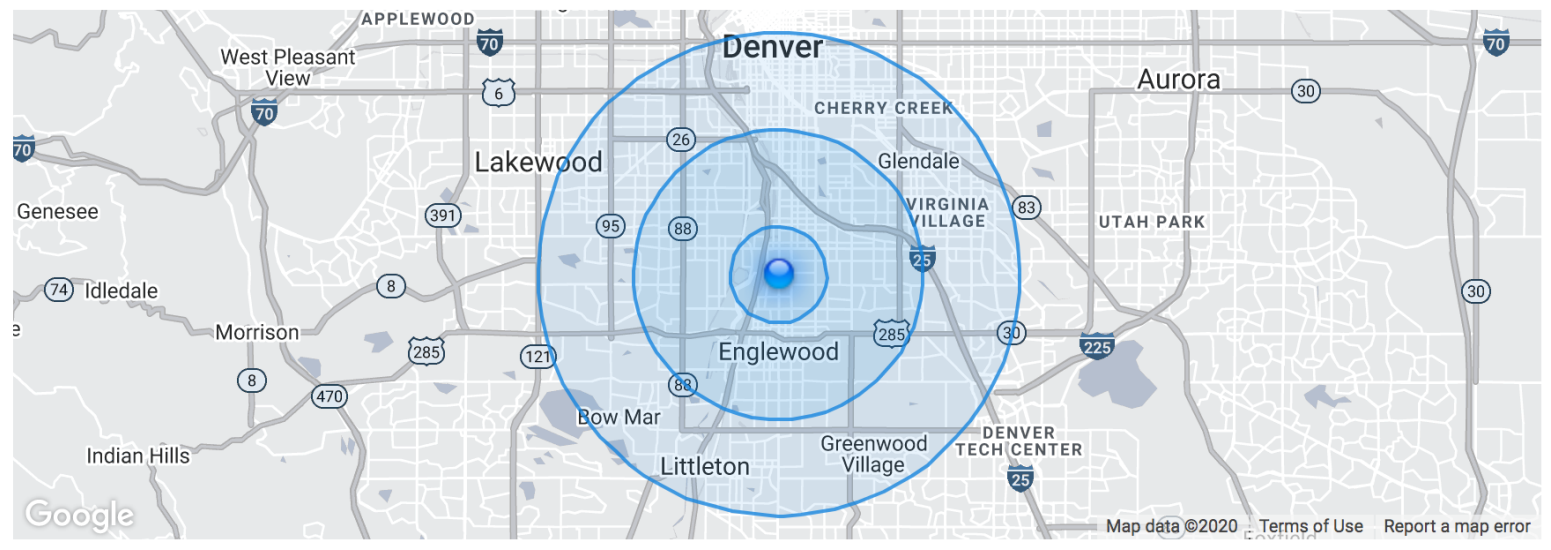
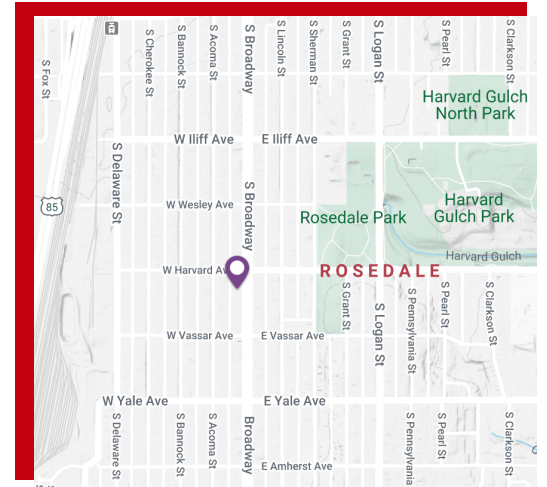
Currently this duplex property is being used for office and residential by month-to-month tenants. Featuring six (6) bedrooms and four (4) bathrooms as well as finished basements in both units that are currently being utilized by month-to-month residential tenants. This property is zoned mixed-use and is currently used for general commercial office but can be converted into retail or residential. This property sits on three (3) lots which is rare to find in this area. Additional income generated from the cell tower included. Highest and best use will be for redevelopment with building heights up to 3 stories allowed.



# DEMOGRAPHICS



	1 Mi	3 Mi
Population	12,089	146,613
Households	5,769	61,171
Average Age	38.20	37.30
Median HH Income	\$74,147	\$67,841
Daytime Employees	9,551	86,242
Population Growth '20-'25	↑ 4.0%	↑ 5.0%
Household Growth '20-'25	↑ 3.5%	↑ 4.8%



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