

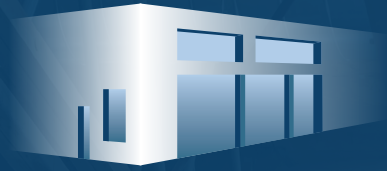
1701

W. 13th AVENUE

DENVER, COLORADO

1.32-ACRE CENTRAL DEVELOPMENT SITE
IN DENVER'S LINCOLN PARK NEIGHBORHOOD





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DENVER, COLORADO

DEVELOPMENT OPPORTUNITY

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SKYLINE VIEWS





OFFERING / OVERVIEW

Gruber Commercial Real Estate Services Inc, as the owner's exclusive representative, is pleased to bring to market 1701 W. 13th Avenue, Denver, CO 80204, a 1.32-Acre site adjoining the Metropolitan State University (MSU) campus. This site offers a rare opportunity to own a large site with density capabilities in a very popular up-and-coming neighborhood

near a major college institution. The property is a few minutes walk to light rail and many new area amenities.

Current ownership would like to lease back the property for a period of 6 months while locating a new facility.

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION:

1701 W. 13th Avenue, Denver, Colorado 80204
(also known as 1350 Shoshone Street and 1709 W. 13th Avenue)

SITE SIZE:

57,762 SF (1.32 acres)

ZONING:

I-MX-5, UO-2
Located within an Enterprise Zone
HUB Zone qualified

BUILDING SQUARE FOOTAGE ON SITE:

21,601 SF
(total between two buildings)

1350 Shoshone: There is an additional 1,800 SF on the 2nd floor

1350 Shoshone Street
7,202 SF (+) 1,800 SF on 2nd fl.

1709 W. 13th Avenue
14,399 SF

UTILITIES:

Water and Sewer To Site
(2 water taps: 3/4" & 5/8")

3-phase power

PRICE:

Please contact Broker.

AERIALS

PEPSI CENTER

DOWNTOWN
DENVER

AURARIA

MILE HIGH
STADIUM

BRONCOS STADIUM
AT MILE HIGH

METROPOLITAN
STATE
UNIVERSITY OF
DENVER

CONVENTION
CENTER
STATION

COLORADO
CONVENTION
CENTER

AURARIA WEST
STATION

COLFAX AT AURARIA
STATION

W COLFAX AVENUE

W COLFAX AVENUE

S PLATTE RIVER

AURARIA PKWY

SPEER BOULEVARD

W 13TH AVENUE

KALAMATH ST

W 11TH AVENUE

MARIPOSA ST

LINCOLN
PARK

OSAGE ST

WESTSIDE
NEIGHBORHOOD

N

1701

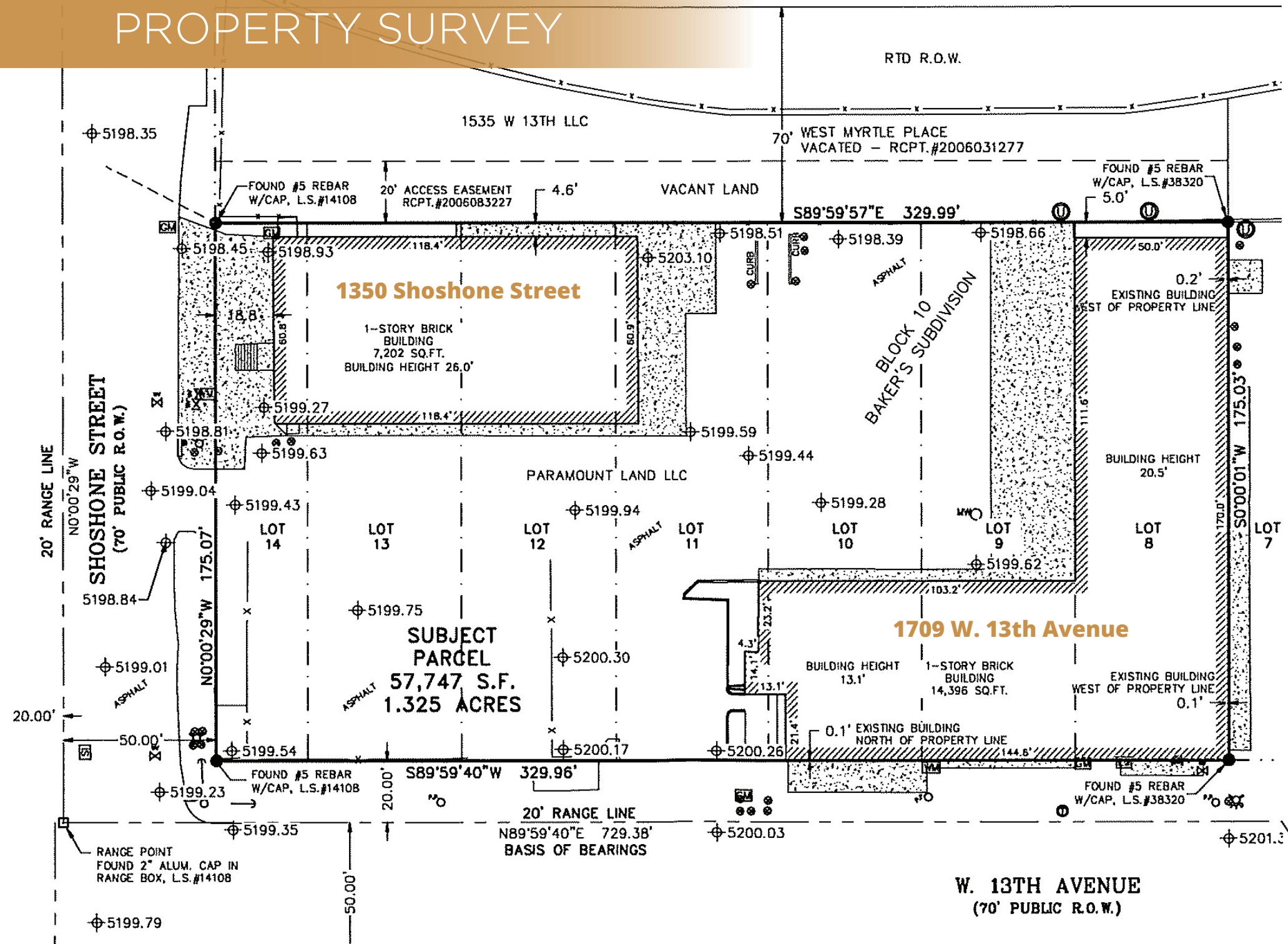
W. 13th AVENUE
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TOTAL SITE:
57,762 SF

1350 Shoshone
7,202 SF

1709 W. 13th Ave.
14,399 SF

PROPERTY SURVEY





OFFERING HIGHLIGHTS

Large rectangular corner lot

Site dimensions: 175.03' by 329.96'

5-story development capabilities

Property is located within an Enterprise Zone

Property is HUB Zone Qualified

Metropolitan State University had 20,011 students enrolled in their fall 2018 programs

Easy access to I-25, Downtown Denver and Colfax Avenue

Proximity to the Platte River trails and water system

Walking distance to Mile High Stadium, home of the Denver Broncos



PROPERTY PHOTOS





LINCOLN PARK NEIGHBORHOOD

Lincoln Park is one of Denver's oldest neighborhoods located just south of Downtown Denver with boundaries of Colfax on the north side, 6th Avenue on the south side and the South Platte River on the west side.

Many of the homes in the area date back to the early 1900's. The neighborhood is home to some of Denver's most historic buildings including the Buckhorn Exchange, Byers Library, Midwest Steels and Iron Works, the Samsonite House, West High School and St. Joseph Roman Catholic Church. In addition to the history, Lincoln Park is located within the Santa Fe arts district which offers more than 40 art galleries, shops and restaurants.

Within the neighborhood is the actual Lincoln Park which is located at 11th and Mariposa and offers basketball courts, a pool, a softball field and a recreation center. The Park is surrounded by residential developments ranging from two-story brick Victorian homes to more modern single-family detached homes on the east side. The west side offers new modern higher rise apartments and condo space.





NEIGHBORING NEW PROJECTS

- MEOW WOLF is under construction on 90,000 SF at 1338 1st Street, Denver, CO



ROBINSON MARKET PLACE, a potential re-purpose of the old Robinson Dairy properties, at 677 Alcott St, Denver, CO

- ALL COPY PRODUCTS** building is near completion totaling 81,000 SF at 1635 W. 13th Ave. Denver, CO (marketing lease rate is \$25.00/SF NNN)



DENVER HOUSING AUTHORITY'S new 65,805 SF office building at 1035 Osage St, Denver, CO

- DENVER WATER** is a 34.6-acre site redevelopment including a new 187,000 SF administrative office building, 29,000 SF warehouse, 8,000 SF Wellness Center, 28,000 SF Fleet Building, 16,000SF Meter Shop and a new 41,000 SF plant





RECENTLY COMPLETED AREA PROJECTS



STEAM ON THE PLATTE, located at 1401 Zuni Street, is a 1918 manufacturing space re-purposed into a 65,000 SF creative office project. Lease rates range from \$24.00 to \$26.00/SF NNN

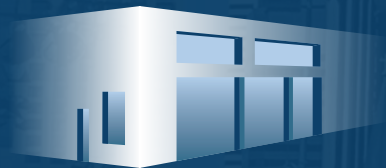


ARCHES a 93-unit residential project with 1 to 3 bedroom units

MARIPOSA, located at 1295 W. 10th Ave, Denver, CO, a 87 unit residential project with 1 to 5 bedroom units

THE ZEPHYR, located at 1292 W. 10th Ave, Denver, CO, is a 77-unit residential project with 1 to 2 bedroom units

THE AERIE, located at 1042 Osage St, Denver, CO, is a 94-unit residential project with 1 to 4 bedroom units



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CONTACT



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Commercial Real Estate Services