

For Sale

1811 - 1859 South Broadway | Denver, CO



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For Sale

1811 - 1859 S Broadway
Denver, CO

** Prime infill development opportunity along South Broadway!*

Property Specifications

PARCELS 1 - 3

0.83 AC / 36,139 SF

PARCEL 4

0.14 AC / 6,249 SF

TOTAL PARCELS: 1 - 4

0.97 AC / 42,388 SF

SALE PRICE

\$130/SF

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About the Property

Located along South Broadway in one of Denver's established urban corridors, this offering presents a rare infill development opportunity surrounded by desirable neighborhoods, retail, dining, recreation and transit.

The offering includes approximately 0.83 acres of contiguous land at 1811, 1835 and 1845 S. Broadway, prominently positioned at S. Broadway and W. Colorado Avenue, plus an additional development parcel at 1859 S. Broadway.

With mixed-use zoning, strong visibility and convenient access to light rail, Downtown Denver and some of south Denver's most sought-after neighborhoods and amenities, the property is well positioned for residential or mixed-use development.

Property Highlights

- All parcels zoned U-MS-5
- ±0.83 acres of contiguous land plus an additional development parcel
- Prominent S. Broadway frontage and hard-corner visibility
- Minutes to Downtown Denver, Santa Fe Drive and I-25
- Walking distance to Evans Light Rail Station
Close proximity to Washington Park, Platt Park/ South Pearl Street
- Convenient access to the University of Denver
- Surrounded by significant multifamily development
- Average household income nearly \$200,000 within one mile
- ±27,000 vehicles per day on S. Broadway

South Broadway Land

Denver, CO



Athmar Park Shopping Center



W MISSISSIPPI AVE



RTD
BROADWAY
STATION

Lincoln
Elementary
School

Washington Park

SPROUTS
FARMERS MARKET

WHOLE FOODS
MARKET



McKinley-Thatcher
Elementary



Aqua Golf



Platte Park/
South Pearl Street



All-City
Stadium



Grant Beacon
Middle School

Overland
Golf Course

CORVUS
COFFEE ROASTERS

SITE



S SANTA FE DR
RTD LIGHT RAIL



GOODTIMES



The Denver
Waldorf School



Ashbury
Elementary
School

University
of Denver



W EVANS AVE



NO.	NAME	UNITS	STORIES	YEAR COMPLETED
1	Encore Evans Station	224	3	2016
2	SOBO 58 Condos	58	5	2022
3	SOBO 42 Apartments	42	5	Proposed
4	OSO Apartments	268	9.5	2023
5	Hanover Evans Station	278	5	2023
6	The Overland	140	8	2021
7	Alexan Evans Station	367	5	2023
8	Gables Evans Station	283	7	Proposed
9	Santa Fe Yards / The Gates District	887	TBD	TBD
10	Windsor at Broadway	419	5	2009
11	Broadway Junction	60	5	2008
12	Platt Park Apartments by Windsor	303	6	2019
13	SB1k	260	5	2014
14	The Henry	224	3	2016



**RTD BROADWAY
STATION**
1.3 Miles

DOWNTOWN DENVER
4 Miles

WASHINGTON PARK
1.4 Miles

PLATT PARK
0.6 Miles

UNIVERSITY OF DENVER
1.5 Miles

INTERSTATE-25



RTD LIGHT RAIL

SITE



COLORADO AVE

ACOMA ST

S BROADWAY ST
±27,000 VPD



Area Snapshot

1 MILE

16,135

Population

19,717

Total Daytime
Population

\$194,865

Average Household
Income

7,604

Total
Households

3 MILES

176,675

Population

219,701

Total Daytime
Population

\$155,456

Average Household
Income

78,877

Total
Households

5 MILES

510,833

Population

653,535

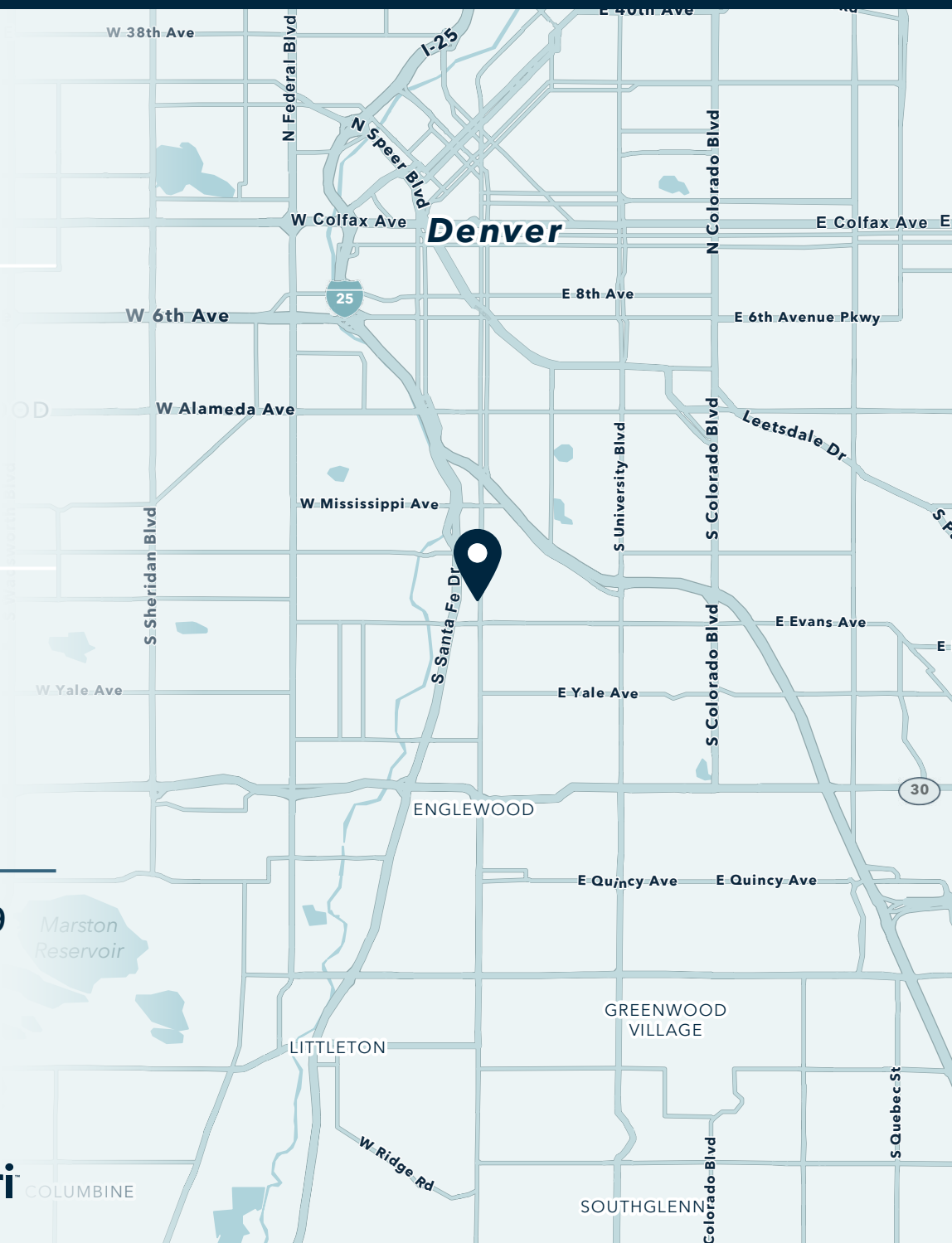
Total Daytime
Population

\$147,113

Average Household
Income

239,249

Total
Households





SRS REAL ESTATE PARTNERS

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