



OFFICE/RETAIL PROPERTY FOR SALE

574 Santa Fe Drive, Denver, CO 80204

Sales Price: \$4,000,000
Building Size: 18,704 SF



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PROPERTY HIGHLIGHTS

- **Strategic Urban Location & Visibility:** Located along the Santa Fe Drive corridor, the property offers exceptional exposure at a high-traffic intersection with 55,000–60,000 vehicles per day on Santa Fe Drive and 20,000–25,000 vehicles per day on West 6th Avenue, supporting strong office and retail demand.
- **Flexible U-MS-3 Zoning:** Mixed-use zoning allows for a wide range of permitted uses including office, retail, residential, and creative applications—providing meaningful upside through repositioning or redevelopment.
- **Building and Site Scale:** The 18,704 SF building is situated on a 15,739 SF lot, offering a balanced footprint for both occupancy and future redevelopment scenarios.
- **On-Site Parking:** The property includes on-site parking, a valuable amenity along this corridor that enhances usability for office, retail, or mixed-use tenants and customers, with a portion of spaces configured as tandem parking.
- **Adaptive Reuse Potential:** Existing office improvements provide near-term usability, while the zoning and location support longer-term conversion to higher-value uses aligned with neighborhood trends.

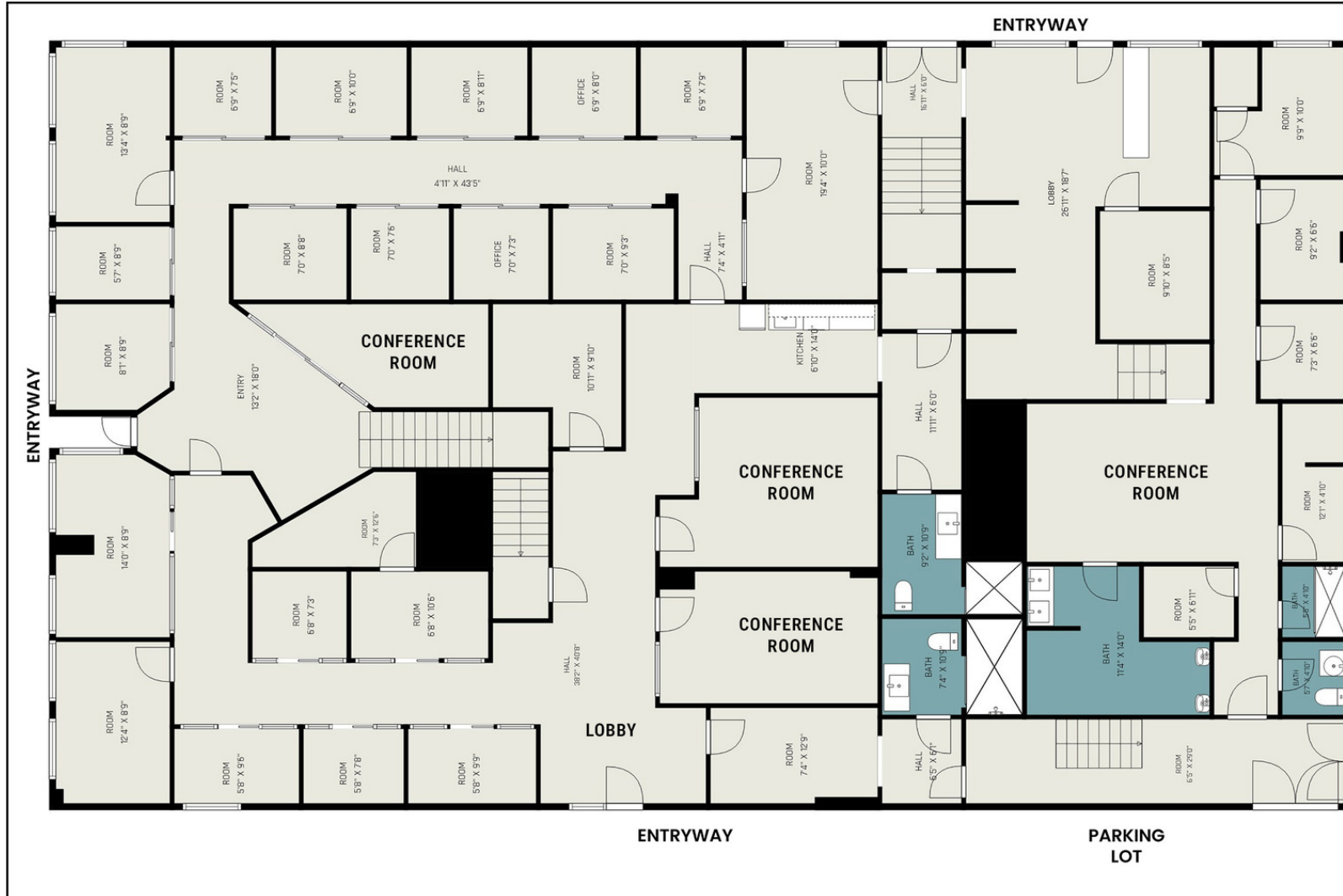


PROPERTY ADDRESS 574 SANTA FE DRIVE, DENVER, CO 80204

Lot Size	15,739 SF
Building Size	18,704 SF
Year Built/Renovated	1911/1990
Zoning	U-MS-3
2025 Taxes	\$83,200.32
Parking	31 Surface Lots
Short Term Income	Existing Tenant May Stay Through May 2027
Sales Price	\$4,000,000

6TH AVE

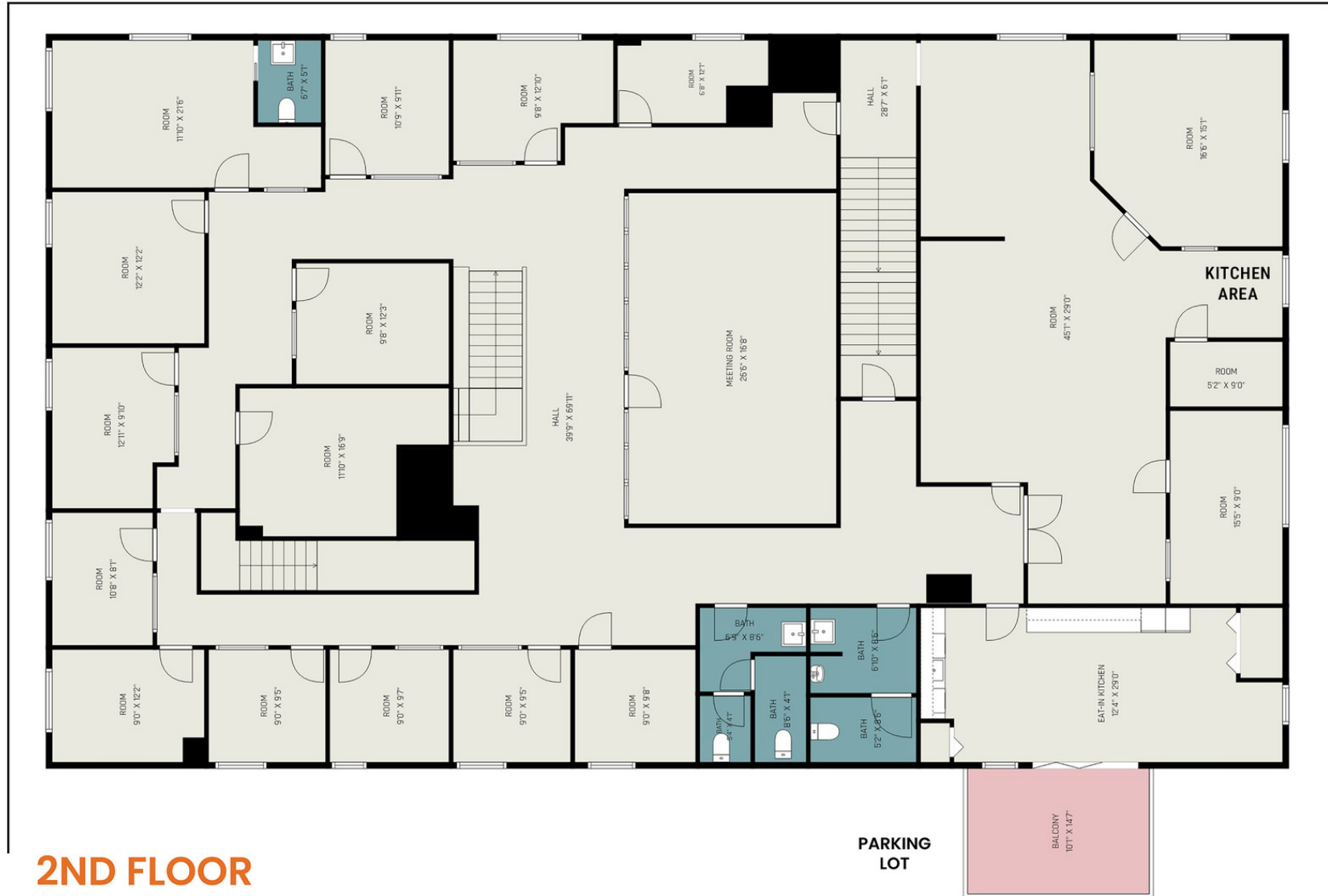
SANTA FE DR



1ST FLOOR

6TH AVE

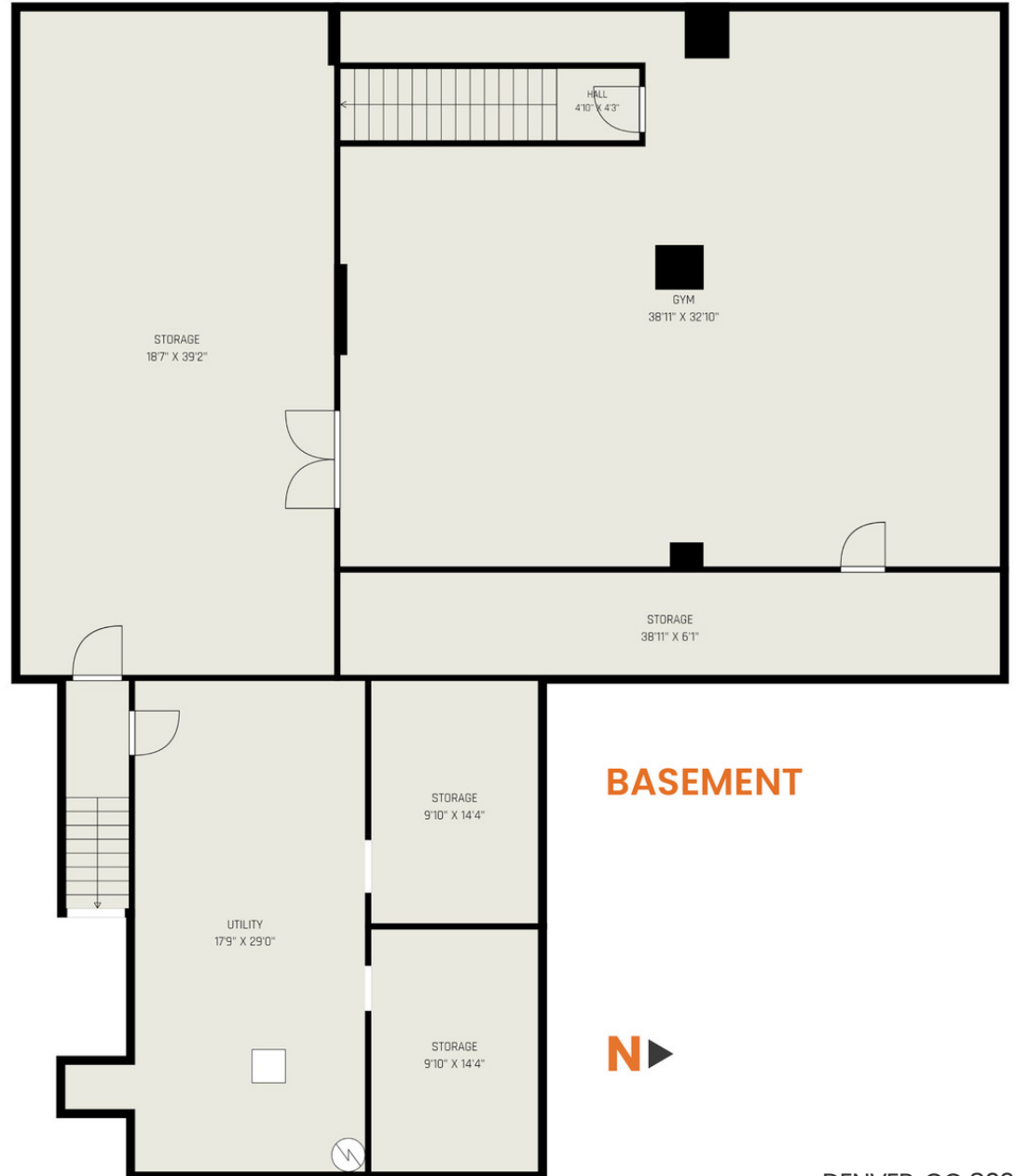
SANTA FE DR



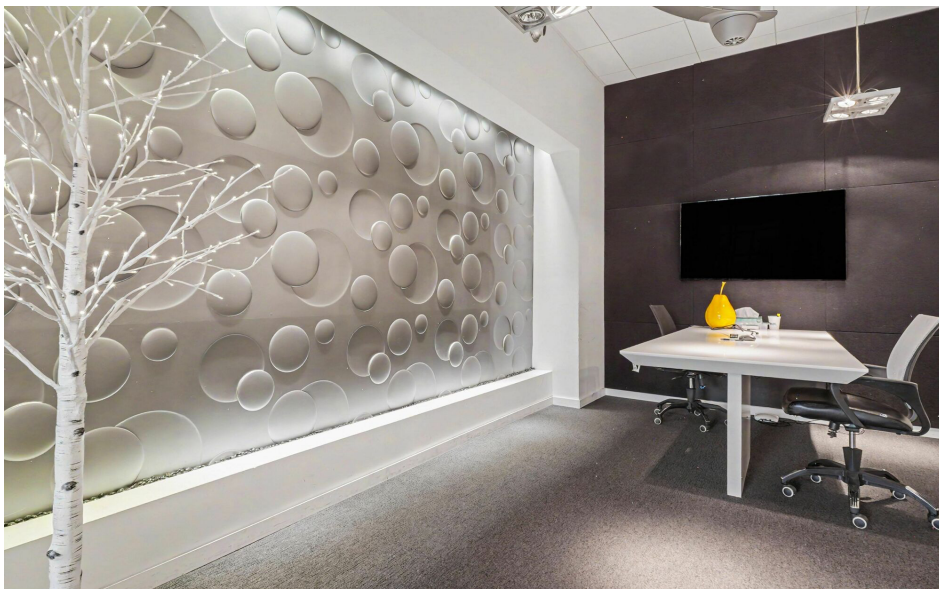
2ND FLOOR

PARKING LOT

3RD FLOOR & BASEMENT FLOOR PLAN

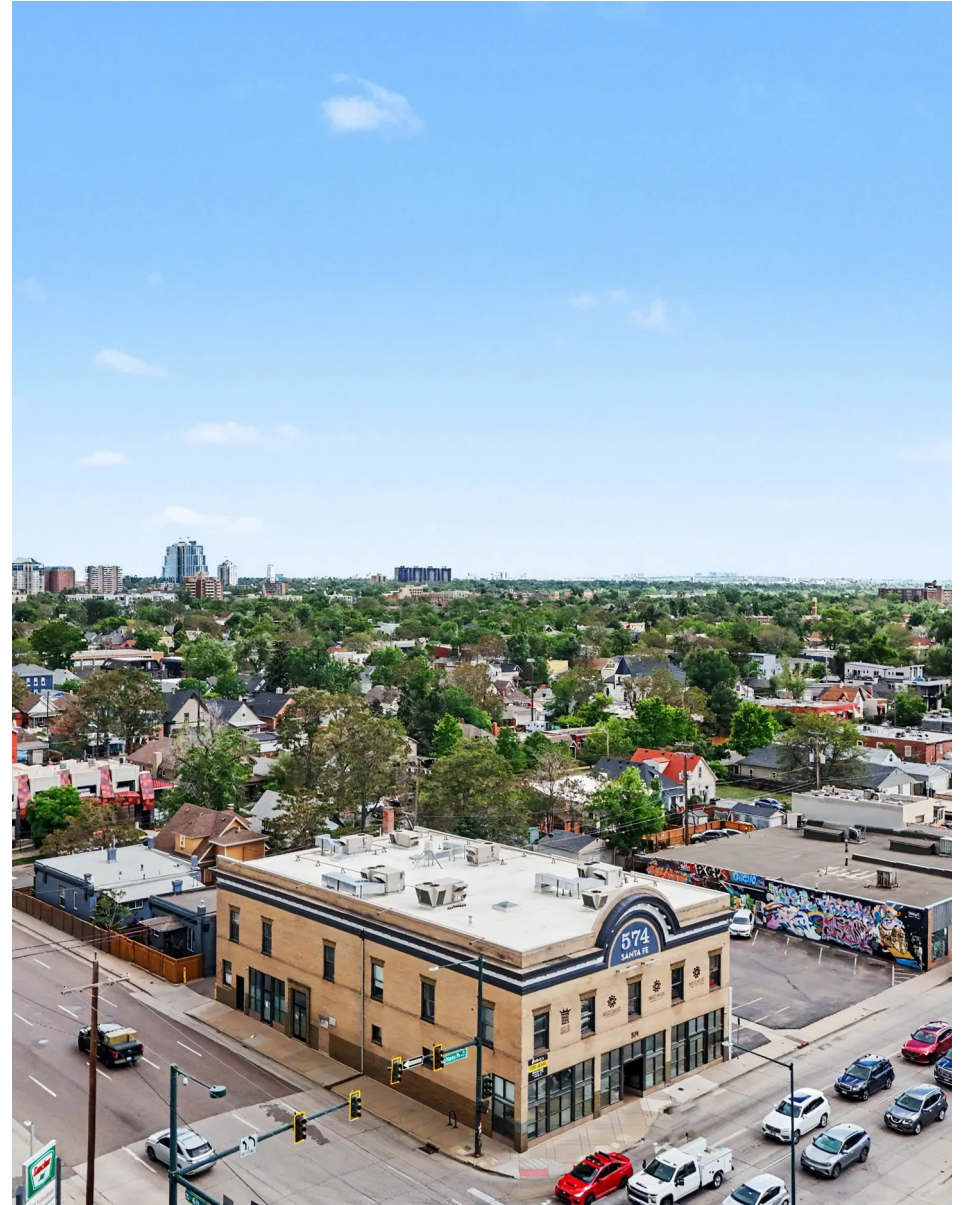








8 | 574 SANTA FE DRIVE



DENVER, CO 80204



POP DENVER APARTMENTS

THE PZA PIZZA TAKEOUT

WHISTLE EXPRESS CAR WASH

SYNERGY SALON & DAY SPA

574 SANTA FE DR

E 6TH AVE

LAMAR'S DONUTS & COFFEE

SANTIAGO'S MEXICAN RESTAURANT

PAD THAI CUISINE

DECADENT ART GALLERY

AURA ARTS DISTRICT APARTMENTS

SANTA FE DR

GALAPAGO ST

TOWN HALL COLLABORATIVE

BLACK SKY BREWERY

E 5TH AVE

9 | 574 SANTA FE DRIVE

DENVER, CO 80204





DENVER CENTER FOR THE PERFORMING ARTS

COLORADO CONVENTION CENTER



COLORADO STATE CAPITOL CIVIC CENTER PARK

ECOLFAX AVE

CHEESEMAN PARK

DENVER ART MUSEUM
CLYFFORD STILL MUSEUM
HISTORY COLORADO CENTER

CAPITAL HILL

DENVER BOTANIC GARDENS

VILLA PARK

FUTURE HOME OF THE DENVER BRONCOS

W 8TH AVE

SUBJECT PROPERTY



E 6TH AVE

S FEDERAL AVE

BROADWAY

SPEER BLVD

BAKER

DENVER COUNTRY CLUB

BARNUM



SANTA FE DR

E ALAMEDA AVE



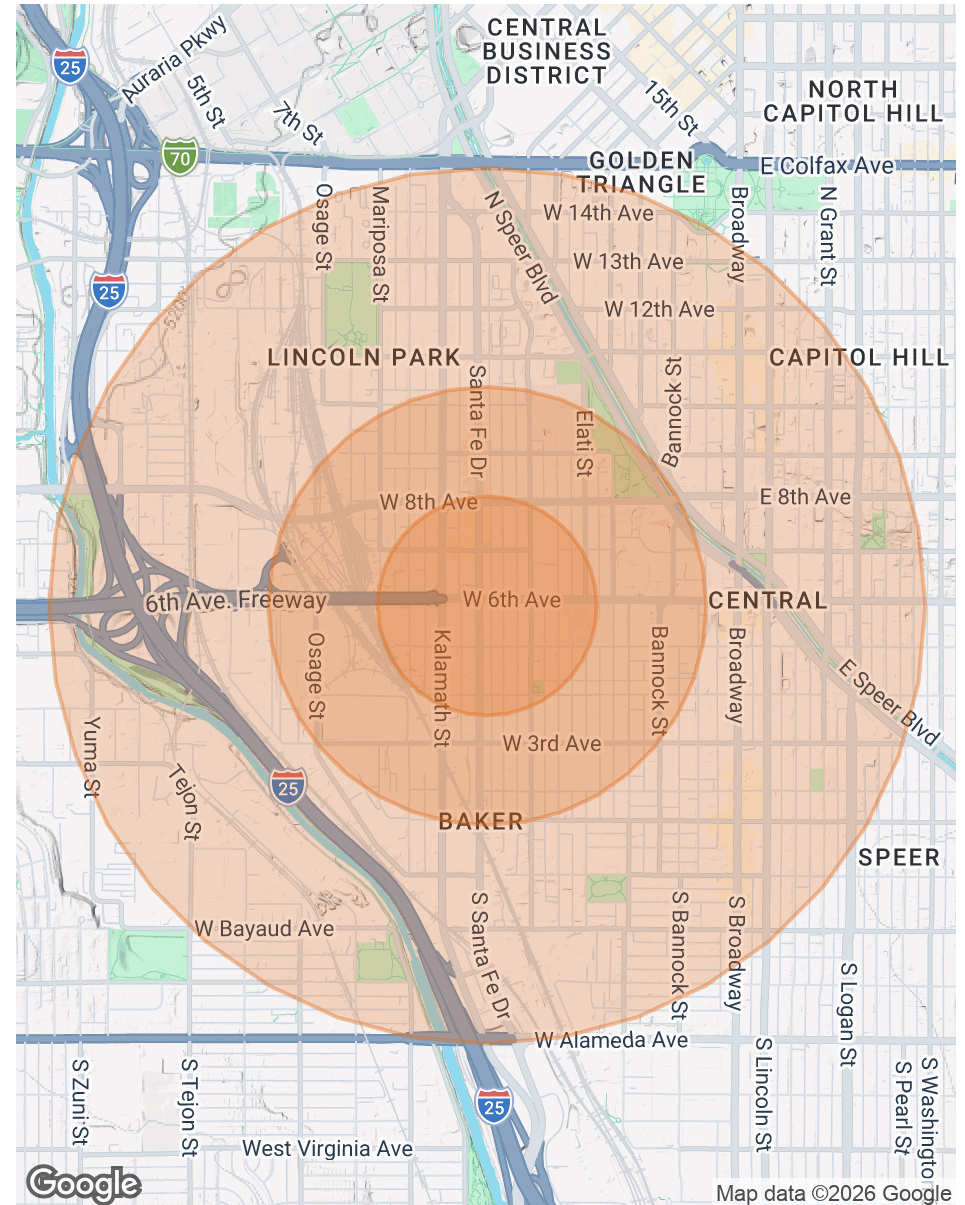
WASHINGTON PARK

FUTURE HOME OF THE DENVER BRONCOS (2020)

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,116	4,899	25,517
Average Age	33.2	34.9	33.9
Average Age (Male)	33.7	35.3	34.4
Average Age (Female)	32.6	33.5	33.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	565	2,367	14,907
# of Persons per HH	2.0	2.1	1.7
Average HH Income	\$137,788	\$139,407	\$113,692
Average House Value	\$652,524	\$625,856	\$575,105

2023 American Community Survey (ACS)



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