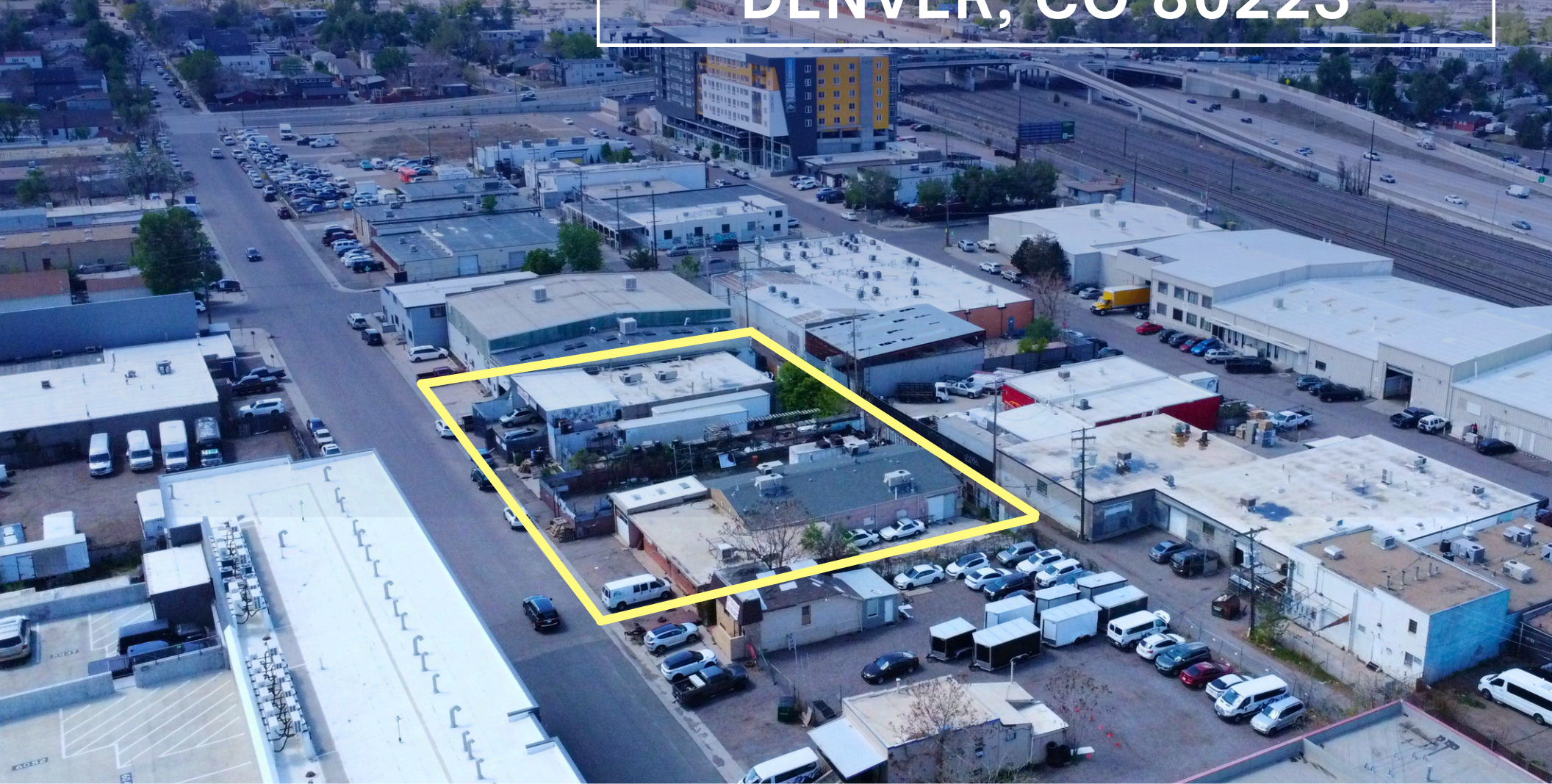


FOR SALE

0.57 AC | INDUSTRIAL + YARD

1937-1955 S BANNOCK ST DENVER, CO 80223



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
720.843.1330 | WWW.DIGBYCOMMERCIAL.COM

Lucas Quinn
Associate Broker
720.843.1330 Ext. 106
978.460.5577
Lucas@DigbyCommercial.com

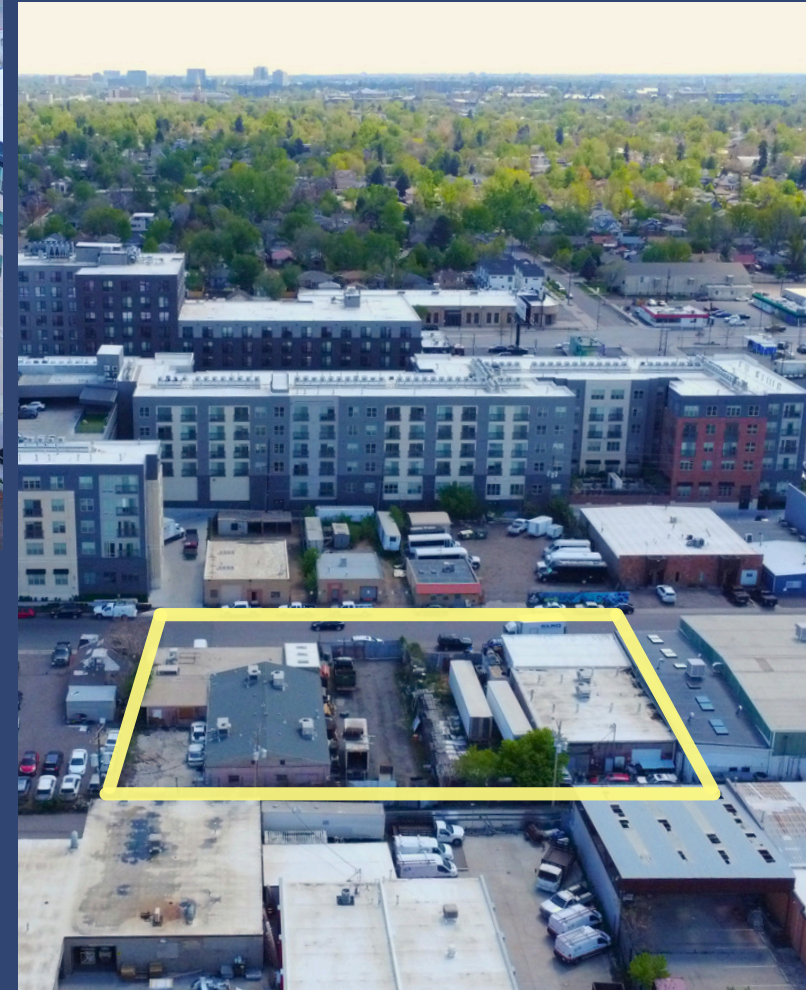
Julianne Ramsey
Associate Broker
720.843.1330 Ext. 105
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Julianne@DigbyCommercial.com

Wade Wilson
Senior Broker
720.843.1330 Ext. 100
720.326.2023
Wade@DigbyCommercial.com

PROPERTY INFORMATION

**1937-1955 S BANNOCK ST
DENVER, CO 80223**

SALE PRICE	CONTACT BROKER
YEAR BUILT	1959, 1961
BUILDING SIZE	8,259 SF (TBV)
LOT SIZE	0.57 AC
ZONING	I-A (Denver)



Property Highlights

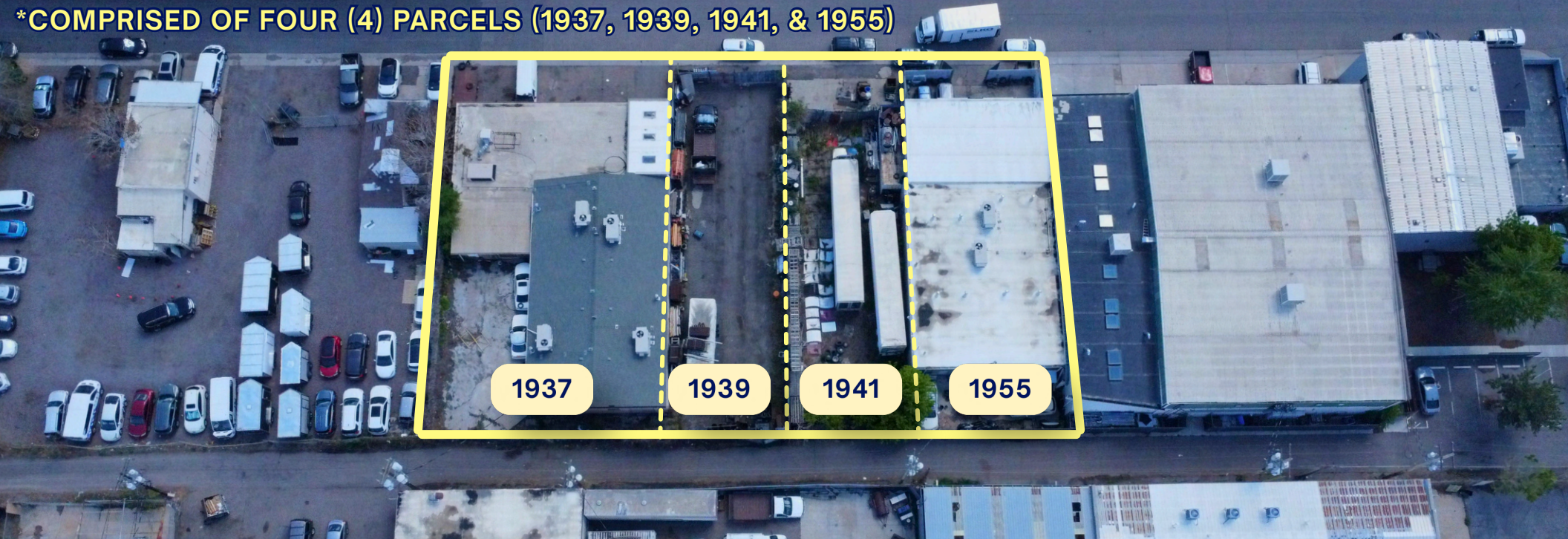
- Prime infill redevelopment opportunity in a high-growth corridor
- ±8,259 SF existing improvements for interim income or carry
- Assembled parcels allowing flexible site configuration
- I-A zoning with strong rezoning potential for higher-density use
- Transit-oriented location near light rail
- Surrounded by active and planned multifamily development
- Existing improvements support short-term occupancy
- Ideal for developer, investor, or future owner-user

EXTERIOR / AERIAL

1937-1955 S BANNOCK ST
DENVER, CO 80223



*COMPRISED OF FOUR (4) PARCELS (1937, 1939, 1941, & 1955)



RETAIL AERIAL

1937-1955 S BANNOCK ST
DENVER, CO 80223



SANTA FE DR

S. BROADWAY

S. PEARL ST

SUBJECT PROPERTY



EVANS STATION
LIGHT RAIL STOP



E. EVANS AVE



DEVELOPMENT AERIAL

1937-1955 S BANNOCK ST
DENVER, CO 80223



SUBJECT PROPERTY



**PLATT PARK
NEIGHBORHOOD**

OSO APARTMENTS - 266 UNITS

SOBO 58 CONDOMINIUMS - 58 UNITS

ENCORE EVANS STATION - 224 UNITS

HANOVER EVANS STATION - 278 UNITS

THE OVERLAND - 140 UNITS

ALEXAN EVANS STATION - 366 UNITS



**ROSEDALE
NEIGHBORHOOD**

DEVELOPMENT / DEMOGRAPHICS

1937-1955 S BANNOCK ST DENVER, CO 80223

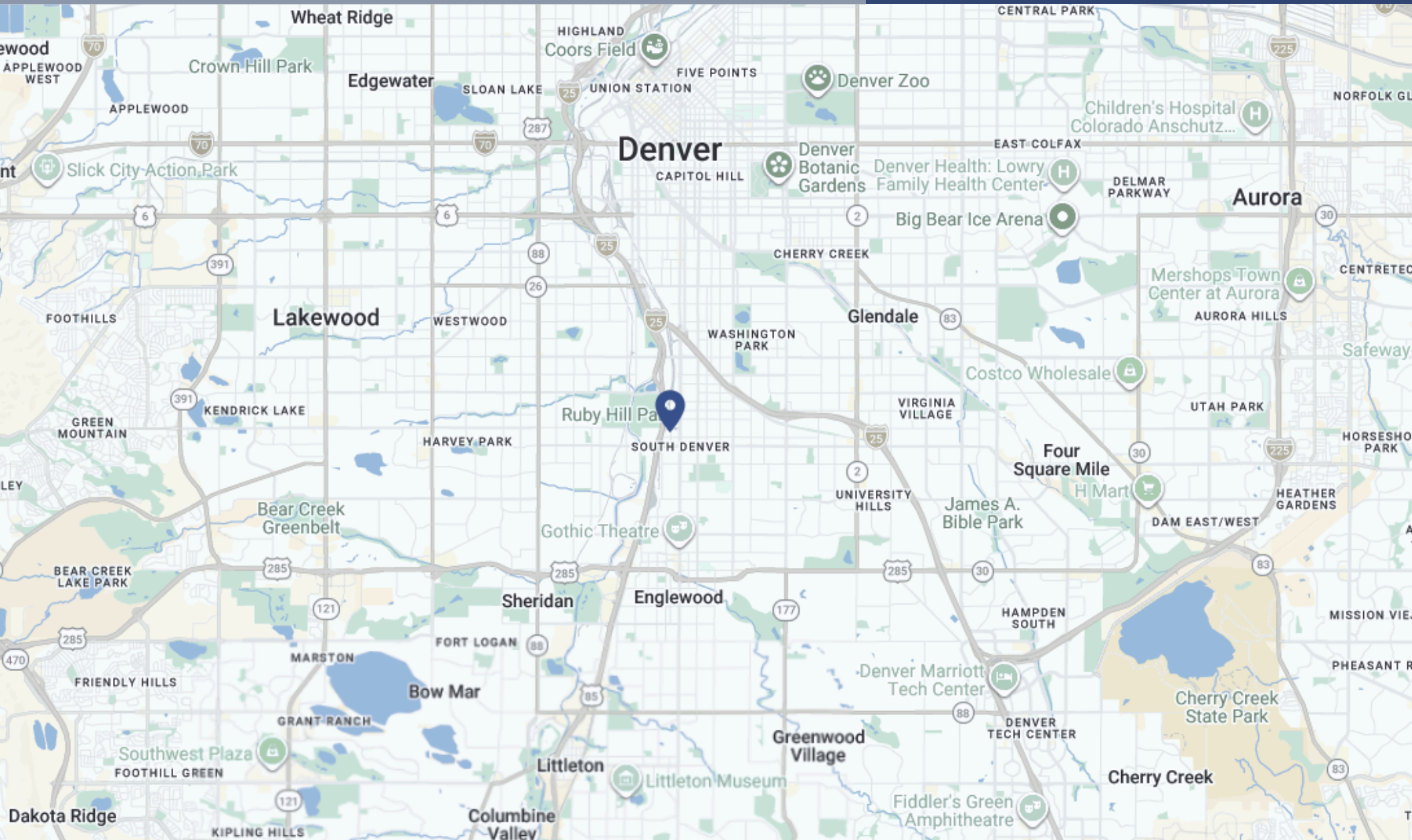


RADIUS	2-MILE	5-MILE	10-MILE
2025 POPULATION	69,571	485,967	1,462,881
2030 PROJECTED	70,793	496,126	1,490,826
AVG. HOUSEHOLD INCOME	\$135,285	\$122,241	\$124,939
MEDIAN HOME VALUE	\$745,287	\$690,189	\$662,667

*DEMOGRAPHIC DATA HAS BEEN PROVIDED BY COSTAR GROUP AND IS DEEMED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS.

LOCATION MAP

1937-1955 S BANNOCK ST DENVER, CO 80223



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