

Infill Development Opportunity

101 S Broadway
Denver, CO 80209

Seller Financing Available for Qualified Buyers **Subject to acceptable terms*



Infill Development Opportunity

101 S Broadway | Denver, CO 80209

Executive Summary

The Property:

This infill commercial land development site offers a highly desirable location as it is situated on a hard corner, providing excellent visibility along Broadway. Its close proximity to Downtown Denver ensures convenient access to the city's vibrant cultural scene, shopping, and employment opportunities. In addition to its prime location, the site benefits from being surrounded by numerous amenities, several new multi-family projects in the immediate area, adjacent to the Dahlia Denver venue and is approximately a 10 minute drive to Downtown Denver, Empower Field, Ball Arena, Colorado Convention Center, Union Station and countless restaurants, attractions and amenities.

Future building could include a patio, rooftop area with approximately 7 dedicated parking spaces on the Property. The zoning allows for the construction of up to 3 stories high. This provides flexibility for developers to create multi-level structures that can accommodate a variety of uses, such restaurant, retail, office or mixed-use.

Entitlements:

- Annexed and zoned within the City of Denver
- Zoning: U-MS-3 (Urban - Main Street - 3 stories maximum height)
(Zoning information): [click here](#)

Municipal Fees:

Building and Land Development Fees: [click here](#)
System Development Charges and Fees: [click here](#)

Utility Providers:

Water - Denver Water
Sewer - Wastewater Management Division
Electric - Xcel Energy
Gas - Xcel Energy

For Sale or Ground Lease

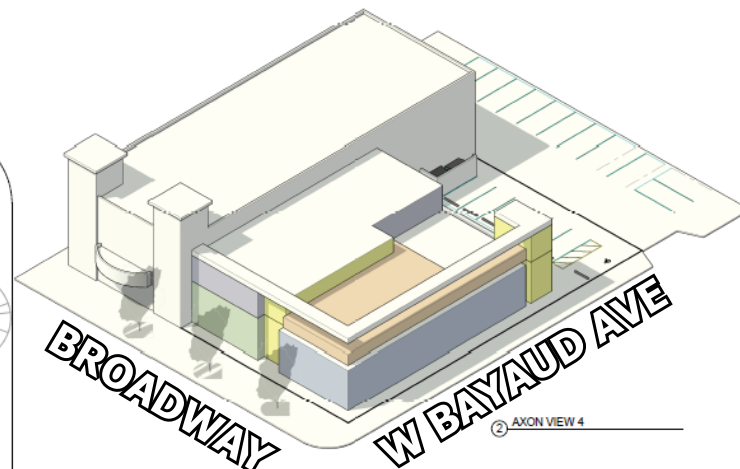
Property Highlights

- Hard corner site with excellent visibility and exposure along Broadway - 25,800+ VPD.
- Near an abundance of restaurants, services, shopping and entertainment venues.
- Less than a 10 minute drive to major catalysts such as downtown, Empower Field, Ball Arena, and more.
- Within an area of significant multi-family density.

LAND AREA	9,983 Square Feet (0.23± acres)
SALE PRICE	\$1,500,000.00 (\$150.26 / SF)
GROUND LEASE	Negotiable (Contact Broker for details)
ZONING	U-MS-3
PARCEL NO.	05103-21-041-000
CURRENT MILL LEVY	79.602
COUNTY	Denver
MAX BUILDING HEIGHT	3 Stories

101 S Broadway | Denver, CO 80209

Conceptual Plan



CONCEPT PLAN 4		
AREA SUMMARY		
5,000 SF PARKING EXEMPTION		
MULTI-LEVEL MIXED USE BUILDING		
	FIRST	SECOND
TENANT A	3,200	300
TENANT B	2,500	
TENANT C		2,500
	5,700	2,700
TOTAL	8,400	

1,600 DECK

Infill Development Opportunity

101 S Broadway | Denver, CO 80209

For Sale or Ground Lease

Location Map & Demographics



JAKE HALLAUER, CCIM

Senior Vice President
CBRE

+1 970 372 3861

jake.hallauer@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/colorado

CBRE