

# 495

# W CEDAR AVE

DENVER, CO 80223

~~\$2,350,000~~ **\$1,550,000**

FOR SALE



**OFFICE/FLEX OR DEVELOPMENT SITE**

18,204 SF - GROUND

**PRICE REDUCTION!**

**SAM LEGER**

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 **UNIQUE**  
PROPERTIES



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400 S. Broadway | Denver, CO 80209

# PROPERTY HIGHLIGHTS

Address	495 W Cedar Ave Denver, CO 80223
Sale Price	<del>-\$2,350,000</del> \$1,550,000
Price Per SF (Ground)	\$85.15/SF
Building Size	6,624 SF
Lot Size	18,204 SF
Taxes (2024):	\$28,108
Zoning	I-MX-5
Parking Spaces	30 Surface Spaces
Drive-in Door	1 (8' x 8')



495 W. Cedar Ave is a 6,624 SF office/flex building situated on an 18,200 SF corner lot in the highly desirable Baker neighborhood and Broadway submarket. With I-MX-5 zoning, this site offers exceptional redevelopment potential for a mixed-use, five-story multifamily project. The property benefits from its proximity to the Broadway Corridor, Downtown Denver, and the Alameda Light Rail Station—providing direct access to the Denver Tech Center and major university campuses. Surrounded by significant multifamily development, this site is positioned for strong future growth. The property is currently leased at and will be delivered vacant 11/25/2025.

- Prime Baker Location — Near South Broadway, Downtown, and Light Rail
- Development Potential — I-MX-5 zoning supports a 5-story mixed-use multifamily project
- High-Growth Area — 500+ multifamily units within a 5-block radius
- Transit Access — Minutes to I-25 and Light Rail
- Rare Infill — Limited I-MX-5 land supply in Baker
- Flexible Exit — Income hold, owner-user, or phased redevelopment
- Amenity-Rich — Steps to South Broadway dining and retail
- Arts & Culture — Near the Santa Fe Arts District
- Lease Expires 11/25/2025
- Built out Office/Manufacturing prefect for Flex Users



# ADDITIONAL PHOTOS

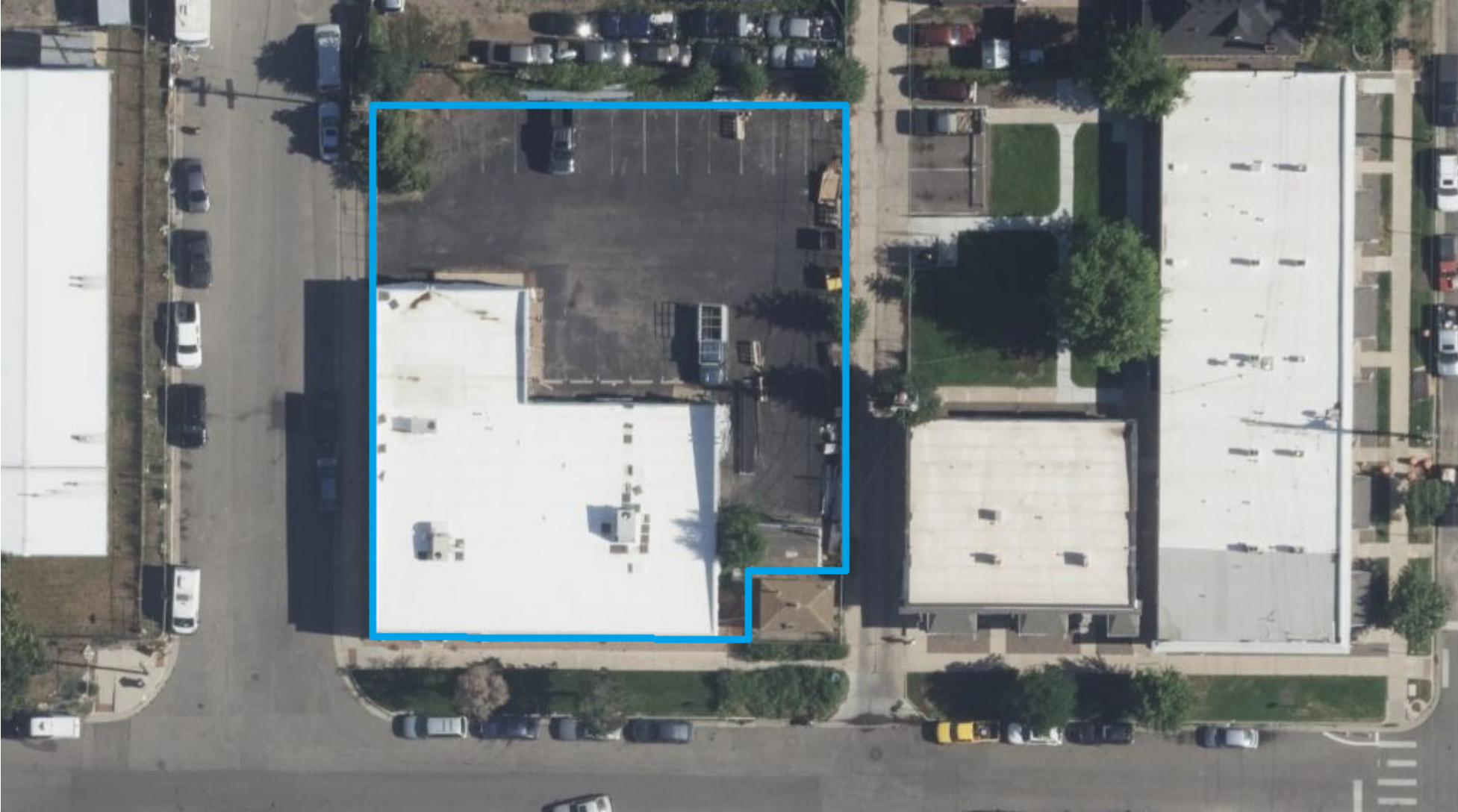


# FLOOR PLAN





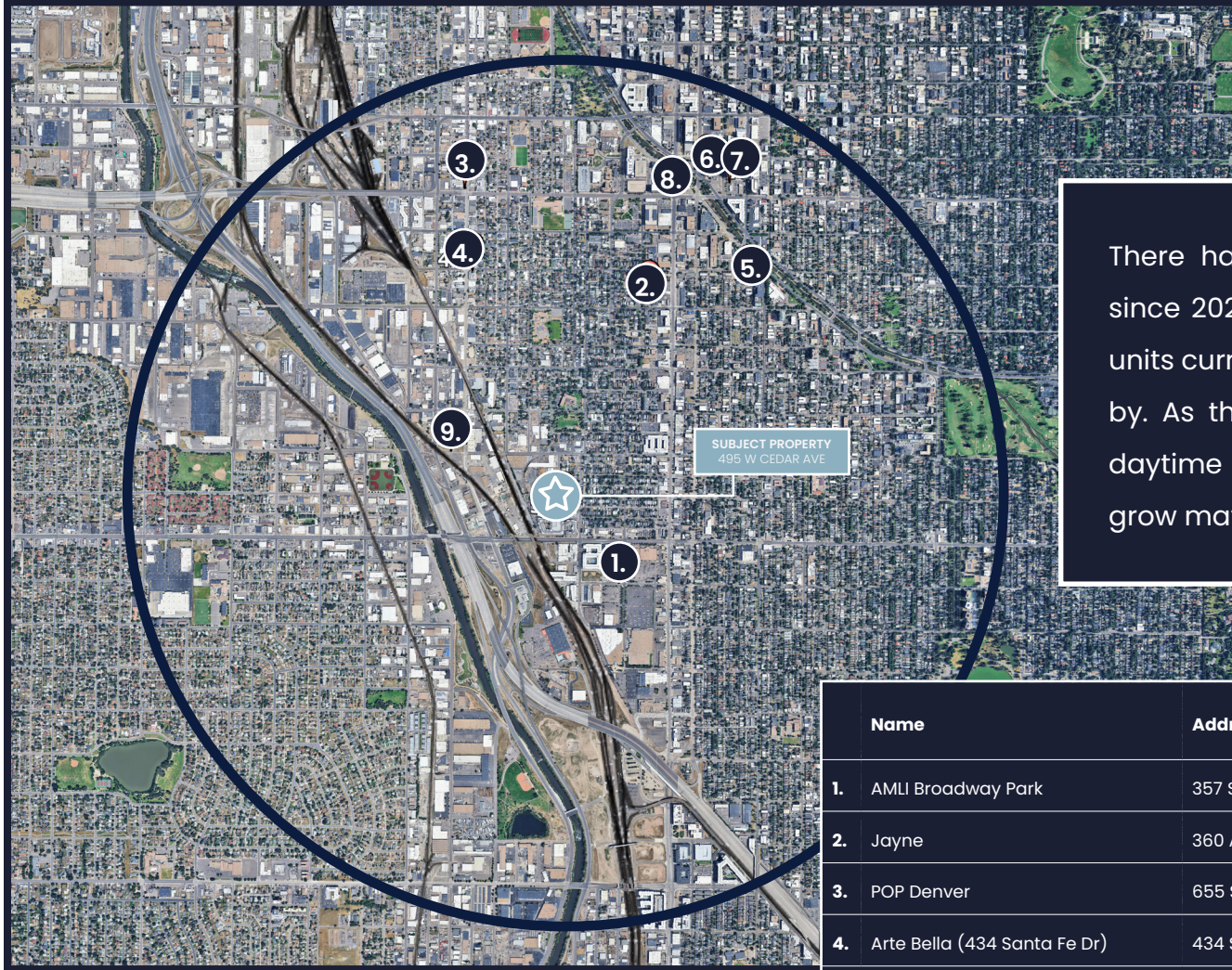
# SITE ARIEL





# MULTI-FAMILY DEVELOPMENT

MULTI-FAMILY UNITS WITHIN ~1 MILE FROM THE PROPERTY BUILT SINCE 2022



There have been ~917 multi-family units delivered since 2022 within ~1 mile of the site, with ~608 more units currently under construction / in lease-up nearby. As these new communities fill, the surrounding daytime workforce and retail traffic will continue to grow materially.

	Name	Address	Status	Units
1.	AMLI Broadway Park	357 S Bannock St, Denver, CO 80223	Existing (2022/23)	373
2.	Jayne	360 Acoma St, Denver, CO 80223	Existing (2022)	171
3.	POP Denver	655 Santa Fe Dr, Denver, CO 80204	Existing (2023)	123
4.	Arte Bella (434 Santa Fe Dr)	434 Santa Fe Dr, Denver, CO 80204	Existing (2024)	9
5.	Modera West Wash Park	400 N Grant St, Denver, CO 80203	Existing (2022)	241
6.	700 Lincoln (Carmel Partners)	700 N Lincoln St, Denver, CO 80203	Under Construction	304
7.	Avalon Governors Park	200 E 7th Ave, Denver, CO 80203	Under Construction /	304
8.	655 Broadway (DHA Conversion)	655 N Broadway, Denver, CO 80203	Existing (2023)	96
9.	900 W Ellsworth Ave (Opportunity Site)	900 W Ellsworth Ave, Denver, CO 80223	Planned/Concept (TBD units)	TBD

BUILT SINCE 2022

**917**  
EXISTING  
UNITS

**608**  
UNITS UNDER  
CONSTRUCTION



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