



**HARD CORNER AUTO RETAIL PAD  
 S SANTA FE FRONTAGE**

**1601 S CHEROKEE ST**  
 DENVER, CO 80223

**Property Summary**

- 4-Bay Service Facility (Drive-Thru Capable)
- Rare hard-corner pad site at one of central Denver's most trafficked intersections – over 90,000 vehicles passing daily
- Billboard Income In-Place to Offset Carry - 2025 Income of \$45,198
- Strong Access to I-25, Santa Fe, and Broadway – central location for both customers and employees
- New TPO Roof in 2025  
 \* CMU Construction + Functional Layout
- Adjacent to a high-traffic gas/convenience/car wash – built-in traffic and daily-needs synergy

**Property Features**

<b>Sale Price</b>	\$1,400,000
<b>Property Type</b>	Automotive / Retail
<b>Building SF</b>	4,638 SF
<b>Bays / Drive In Doors</b>	Four (4) / Two (2) Drive Thru Bays
<b>Lot Size</b>	15,572 SF / 0.36 Acres
<b>Taxes</b>	\$18,982.70
<b>Zoning</b>	E-CC-3
<b>2025 Billboard Income</b>	\$45,198
<b>County</b>	Denver
<b>YOC</b>	1960

For more information:

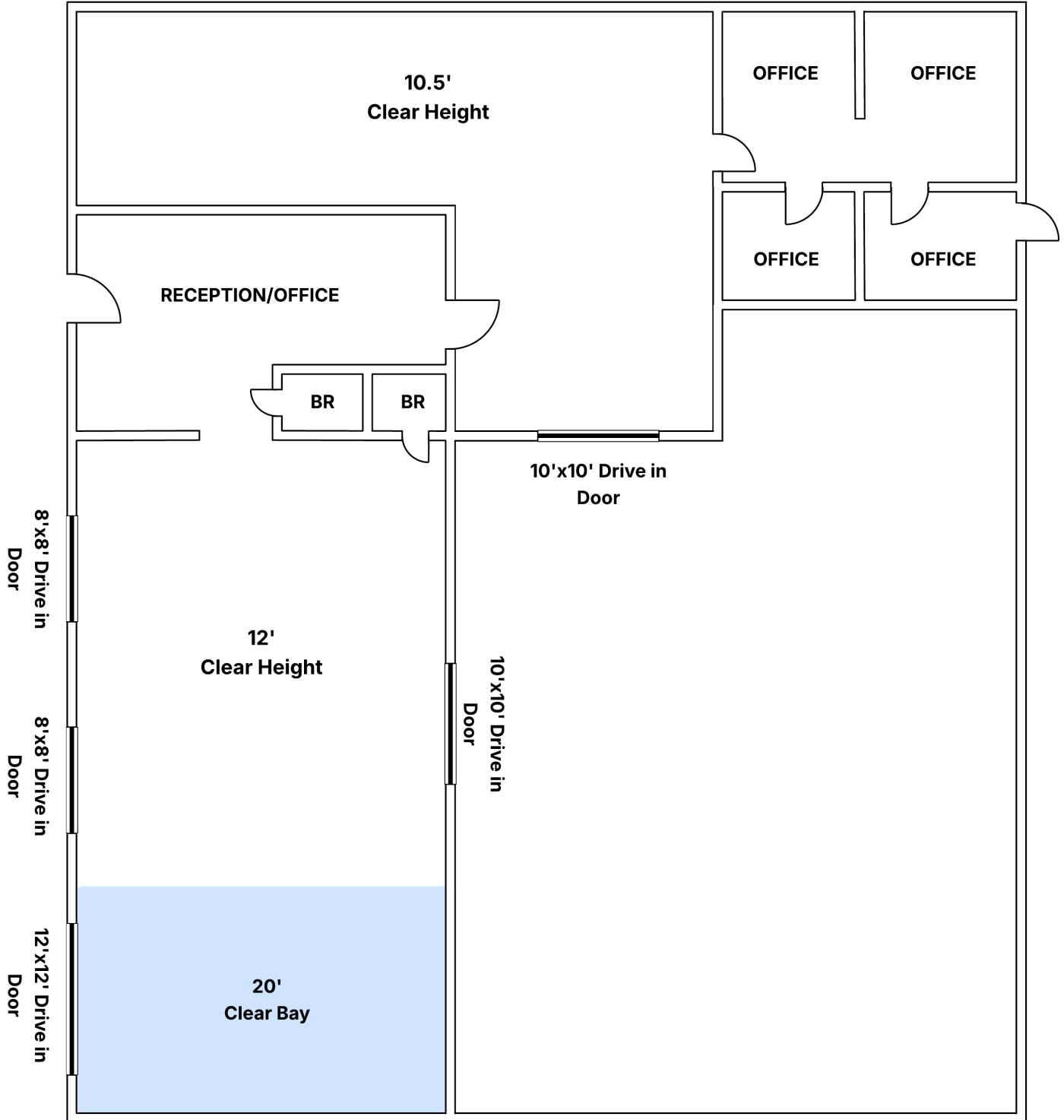


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# 1601 S CHEROKEE ST

FLOORPLAN



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	701	3,827	15,782
Average Age	31.2	34.7	36.1
Average Age (Male)	34.2	36.3	37.1
Average Age (Female)	30.1	33.7	35.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	352	1,901	7,489
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$121,427	\$149,874	\$154,881
Average House Value	\$641,193	\$736,162	\$799,826

2023 American Community Survey (ACS)





BILLBOARD



EXTRA TALL AUTO BAY



**SUBJECT PROPERTY**  
1601 S CHEROKEE ST  
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