



999 S Colorado Blvd: Prime Denver Commercial Opportunity

Positioned along the vibrant Colorado Boulevard corridor in Denver's prestigious Belcaro neighborhood, this exceptional 15,368 SF religious-use facility presents a rare investment opportunity. With versatile S-CC-3X zoning supporting mixed-use development up to 3 stories, this property offers tremendous potential for adaptive reuse or redevelopment in one of Denver's most affluent areas.

Built in 1953 on a generous 1.05-acre lot, this facility features a welcoming foyer, large commercial-style kitchen, and ample gathering spaces that could serve community, educational, or commercial purposes. With excellent visibility, accessibility, and 90 surface parking spaces, this property represents a strategic acquisition in a rapidly evolving urban corridor.

Property Overview & Highlights

Building Specifications

- Building Size: 15,368 SF
- Lot Size: 45,800 SF (1.05 acres)
- Year Built: 1953
- Sanctuary Seating Capacity: 300
- Parking: 90 free surface spaces (5.86/1,000 SF ratio)
- Built-in Baptismal

Interior Features

- 4 Office Spaces
- Industrial-Grade Kitchen
- Fellowship Hall
- 8 Total Rooms
- Flexible Interior Layout
- Welcoming Foyer



INVESTMENT OPPORTUNITY

Sale Price: \$4,500,000

Building Price: \$292.82 per SF

Land Price: \$98.25 per SF

This versatile property can be utilized as-is for religious purposes or reimagined for various commercial, community, or residential uses under its favorable zoning designation. The exceptional parking ratio and strategic location enhance its value for investors seeking properties with multiple potential revenue streams.

Prime Location & Neighborhood Analysis

Situated in the prestigious Lakota Heights/Belcaro Park subdivision, this property benefits from proximity to some of Denver's most affluent neighborhoods, including Cherry Creek, Hilltop, and Congress Park. The strategic location offers exceptional visibility along Colorado Boulevard, one of Denver's major north-south arterials, ensuring consistent exposure to daily commuter traffic.

\$77K+

Median Income

Within 1-mile radius, representing a strong consumer demographic with significant purchasing power

195K+

Population

Residents within a 3-mile radius, providing a substantial base for community services, retail, or residential development

5.86

Parking Ratio

Spaces per 1,000 SF, significantly exceeding typical requirements for commercial properties in urban Denver



Nearby Amenities & Destinations

- Cherry Creek Shopping Center (1.5 miles)
- Rose Medical Center (1 mile)
- University of Denver (3 miles)
- Denver Country Club (2 miles)
- Downtown Denver (4 miles)
- Multiple high-end dining and retail options

The property's central location within Denver's urban core provides exceptional access to major thoroughfares, public transportation routes, and the region's most desirable residential neighborhoods, making it ideal for investors seeking properties with strong demographic fundamentals.

Development & Redevelopment Potential

S-CC-3X Zoning Advantages

The property's S-CC-3X zoning designation supports a wide range of potential uses, including mixed-use development up to 3 stories. This flexible zoning allows for:

- Multifamily residential conversion or new construction
- Office space development or adaptive reuse
- Retail, restaurant, or entertainment venues
- Senior living or assisted care facilities
- Educational or community service organizations
- Continued use as a religious facility

Market Growth Indicators

Denver's robust development pipeline signals strong municipal support for density and urban revitalization:

- Over 7,000 new residential units approved citywide
- 370 units recently approved nearby on Colorado Boulevard
- Significant affordable housing initiatives in adjacent neighborhoods
- Rezoning efforts near Park Hill Golf Course and Cherry Creek
- Steady population growth driving demand for housing and services

With its central location, ample parking, and flexible zoning, 999 S Colorado Blvd presents a rare opportunity to reimagine a legacy property in one of Denver's most dynamic growth corridors. The site's generous 1.05-acre lot provides ample space for new construction or creative adaptive reuse while maintaining valuable parking assets.

Property Photo Gallery



Property Photo Gallery



Contact Information & Investment Opportunity

INVESTMENT HIGHLIGHTS

Sale Price: \$4,500,000

- Building: \$292.82 per SF
- Land: \$98.25 per SF
- 15,368 SF Building
- 1.05-Acre (45,800 SF) Lot
- 90 Parking Spaces
- S-CC-3X Zoning

Each Office Independently Owned and Operated

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