



# 1712 PEARL STREET DENVER, CO 80203

## FOR SALE



## ABOUT THE PROPERTY

Located on the northeast corner of E. 17th Avenue and Pearl Street, this development opportunity commands a prominent corner in the Uptown neighborhood. The C-MX-8 zoning on Denver's Restaurant Row offers a wide variety of uses. With an approved SDP, a fast-track multi-family development could be perused.

Its central location puts it in close proximity to CBD, Capitol Hill, Rino and othe vibrant urban neighborhoods. Nearby amenities and restaurant/retailers include Marczyk Fine Foods, Stubens, Ace Eat & Serve, Watercourse Foods, and Make Believe Bakery.

## SALE PRICE CONTACT BROKER

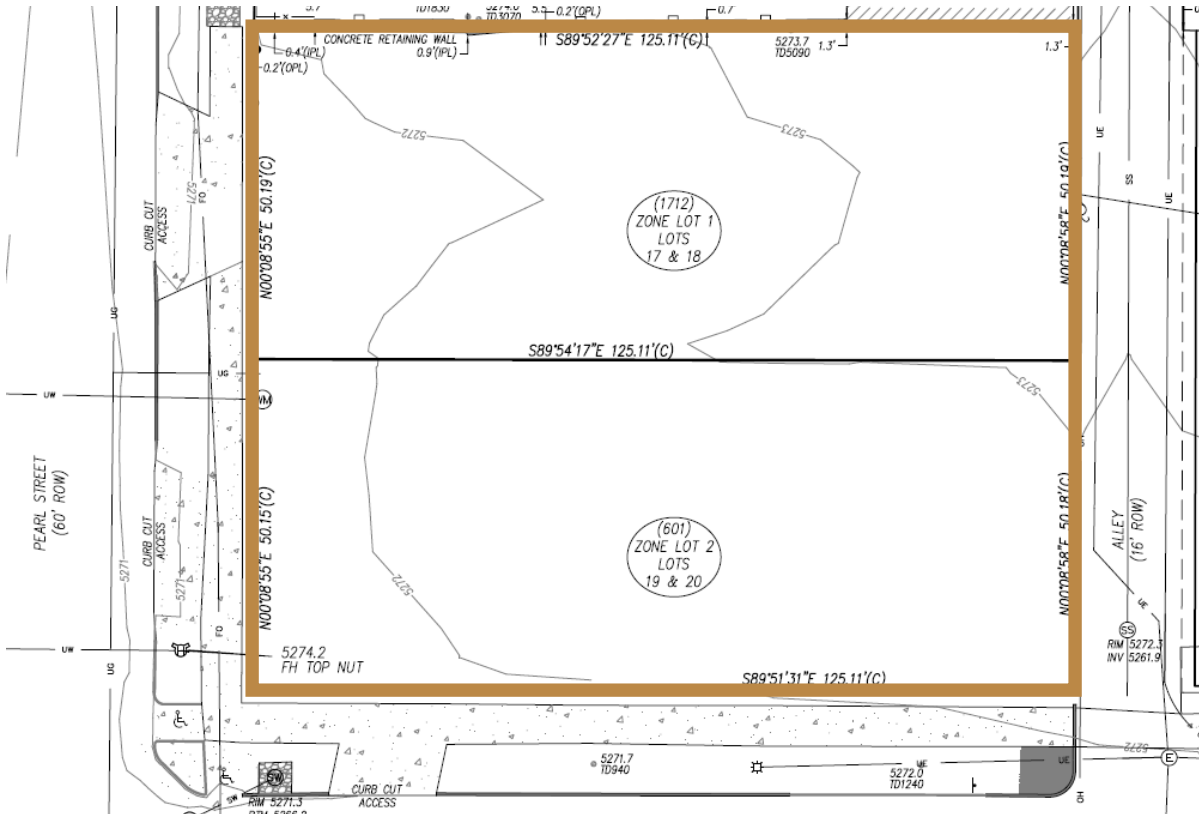
## PROPERTY FACTS

LAND SIZE	12,214 SF (0.28 Acres)
ZONING	C-MX-8
TAXES	\$56,573.64 (2025)
NEIGHBORHOOD	North Capitol Hill
SUBDIVISION	Clements Addition

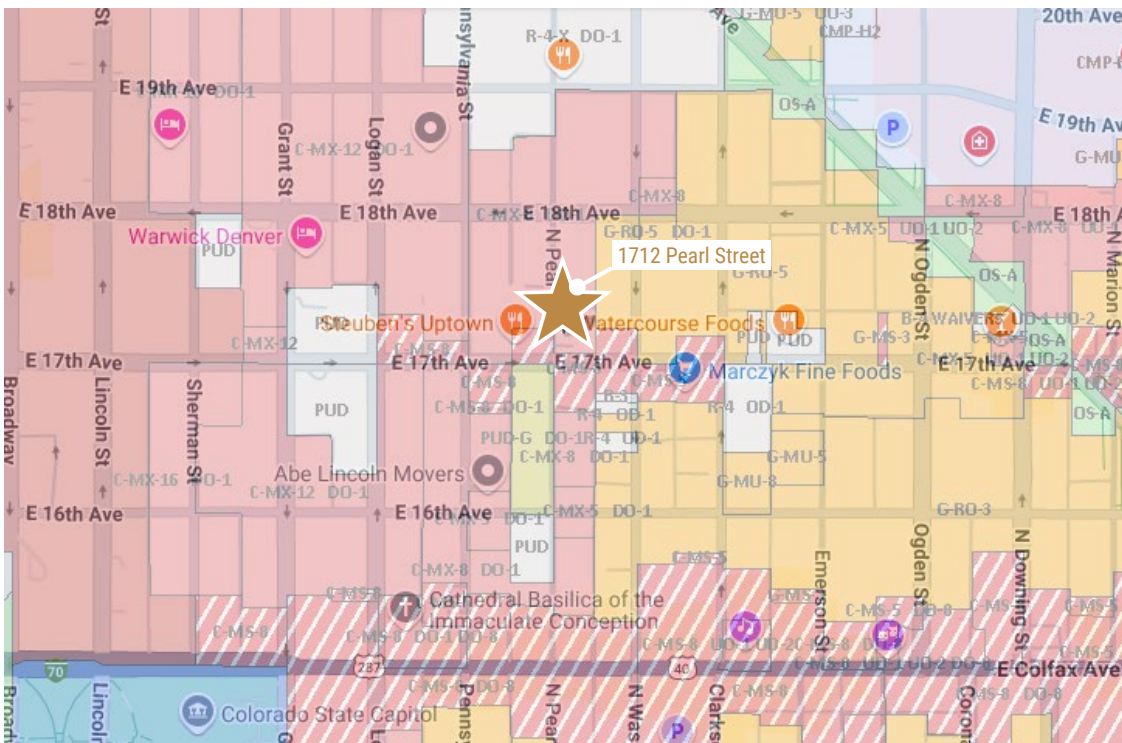
FOR MORE INFORMATION:  
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SITE PLAN - EXISTING CONDITIONS

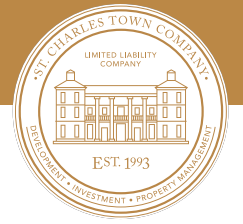


ZONING CODE MAP



Legend	
[White Box]	Other
[Blue Box]	Airport (DIA)
[Light Blue Box]	Campus (EI, EI2, ENT, H, H2, NWC)
[Pink Box]	Cherry Creek North (C-CCN)
[Red Box]	Commercial Corridor (CC)
[Dark Red Box]	Downtown (AS, C, CPV, GT, LD, TD)
[Light Blue Box]	Downtown - Civic (D-CV)
[Light Purple Box]	Former Chapter 59 Zone
[Light Blue Box]	Industrial - General (I-B)
[Light Purple Box]	Industrial - Light (I-A)
[Pink Box]	Industrial - Mixed Use (I-MX, M-IMX)
[Red Box]	Main Street (MS)
[Light Purple Box]	Mixed Use (MX, M-GMX)
[Yellow Box]	Multi Unit (MU, RH, RO)
[Orange Box]	Manufactured Home Community (MHC)
[Green Box]	Open Space - Conservation (OS-C)
[Light Green Box]	Open Space - Public Parks (OS-A)
[Dark Green Box]	Open Space - Recreation (OS-R)

1712 PEARL STREET



VIEW FROM 68 FEET ABOVE SITE LOOKING WEST



VIEW FROM 68 FEET ABOVE SITE LOOKING EAST





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## LOCATION HIGHLIGHTS

Uptown Denver, also known officially as North Capitol Hill, is a vibrant and diverse neighborhood located just east of Downtown Denver and north of Capitol Hill. It offers a mix of urban living with a variety of housing options, from historic homes to modern apartments and condos. Uptown is known for its friendly and eclectic atmosphere, featuring a blend of longtime Denver residents and younger professionals who are drawn to the urban lifestyle.

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