

# 5245 GROVE ST & 3292 W 53RD AVE

DENVER, CO 80221

**LAND FOR SALE**

34,074 SF (0.78 AC)



## 3 PARCEL RESIDENTIAL LAND ASSEMBLAGE

SOLD INDIVIDUALLY OR JOINTLY



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# PROPERTY HIGHLIGHTS

5245 Grove St: 11,900 SF  
Parcel # 0182517216014 \$250,000

3292 W. 53rd Ave: 7,000 SF  
Parcel # 0182517216002 \$205,500

Unnumbered Lot: 15,174 SF  
Parcel # 0182517216013 \$445,500

Total Assemblage SF 34,074 SF

Zoning Adams County R-2

## PROPERTY DESCRIPTION

Located just north of Regis University near the intersection of W. 53rd Ave. and Federal Blvd., this unique land offering consists of three separate residential parcels available for purchase individually or as a combined assemblage. Two contiguous parcels, including 3292 W. 53rd Ave. and the adjacent lot, can be assembled for a total of approximately 22,174 SF, offering potential for future R-3 zoning opportunities. The third parcel, located on the next block, may be acquired separately or together with the assemblage.

Currently zoned Adams County R-2, the properties allow for both single-family and two-family (duplex) residential development. The R-2 designation is intended to provide higher-density housing options while maintaining the character of surrounding residential neighborhoods. Buyers are encouraged to consult Adams County Development Standards for permitted uses and future development potential.

Owned by Regis University and situated adjacent to campus, this offering presents a rare opportunity for residential development, investment, or redevelopment in a highly desirable North Denver location.



# SITE AERIAL



## LOCATION OVERVIEW

The subject property provides immediate access to I-25, Highway 36, and major arterials including Federal Boulevard and Sheridan Boulevard, allowing for efficient travel throughout the Denver Metro area. Downtown Denver, LoDo, RiNo, Highlands, and the Denver Tech Center are all easily accessible, while Denver International Airport can be reached within approximately 30 minutes.

# AERIAL MAP



# WHY DENVER?

## Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

# #1

Best State  
Economy  
U.S. News

# #2

Best Place  
to Live  
U.S. News

# #3

Fastest Growing  
State This Decade  
U.S. Census

## A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



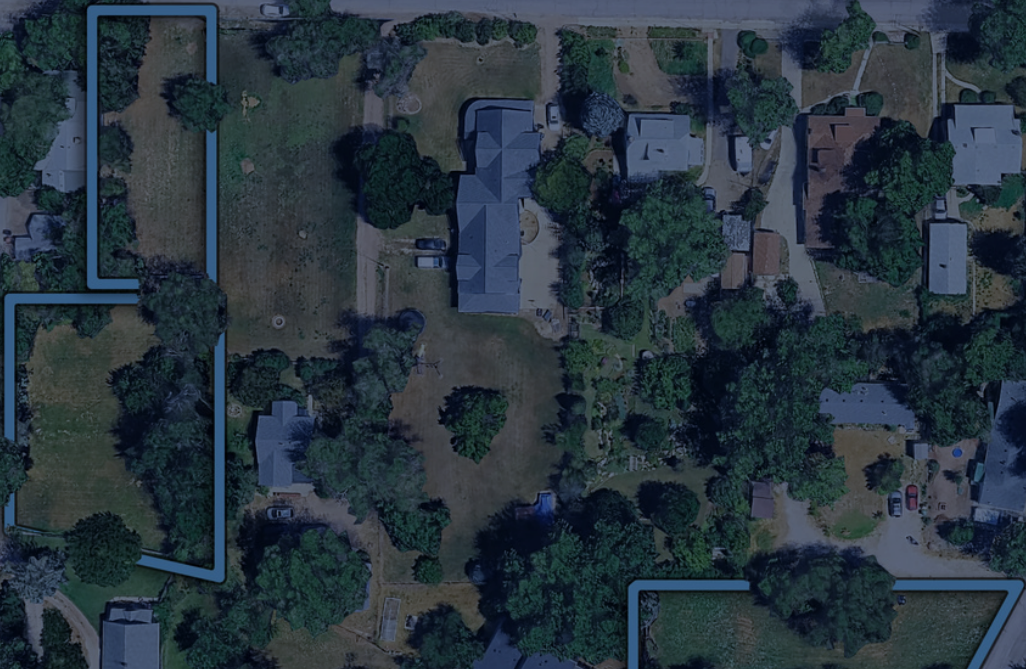
BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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