

333

S COLORADO BLVD

DENVER, CO 80246

\$1,299,000

SALE PRICE



STEPHEN J. MILLER

SENIOR BROKER ASSOCIATE

720.881.6346

smiller@uniqueprop.com

 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE

www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	333 S Colorado Blvd Denver, CO 80246
Sale Price	\$1,299,000
Zoning	E-MX-3
Property Type	Retail
Property Subtype	Street Retail
Building Size	1,980 SF
Lot Size	4,527 SF
Taxes 2025	\$17,795.84
Year Built	1968

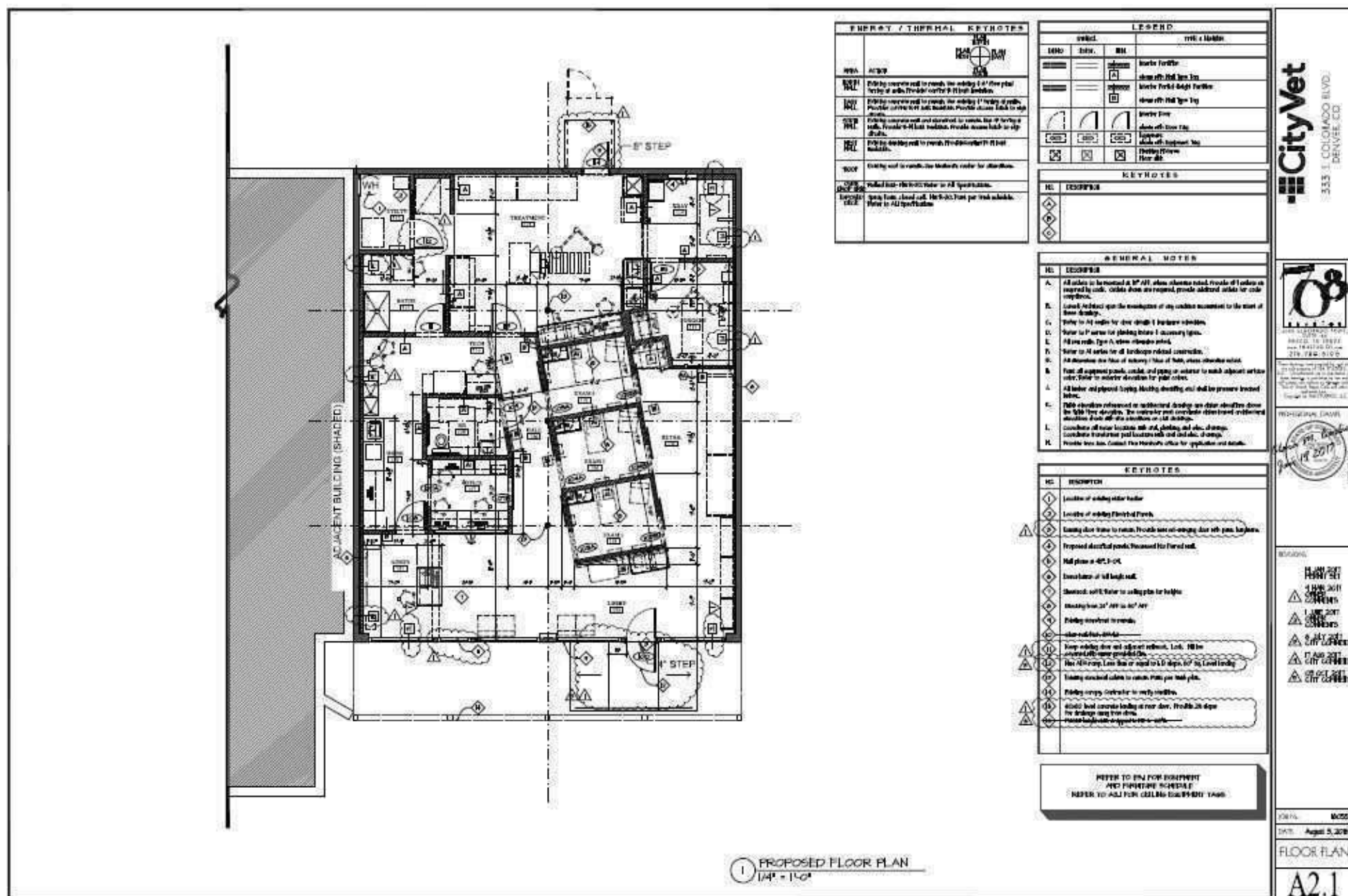
- Rare Colorado Blvd Building for Sale!
- High Visibility Owner/User Location Along Colorado Blvd/Alameda Ave (Cherry Creek) with Easy Access to I-25 and Minutes From Downtown Denver
- Highly Sought After Location just Minutes from The Cherry Creek Shopping District and Downtown Denver
- High Traffic Counts on Colorado Blvd. - Approximately 50,000 Vehicles/Day!
- Billboard Lease Income of \$20,000/year for 2 years, escalating \$1,000 every 2 years for 10 years through 10-31-2036.
- Parking Available: 5-7 spaces
- Formerly a Veterinarian Clinic (High End Finish)
- Upgraded Electrical (Up to 400 amps) and Plumbing



ADDITIONAL PHOTOS



FLOOR PLAN



LOCATION MAP

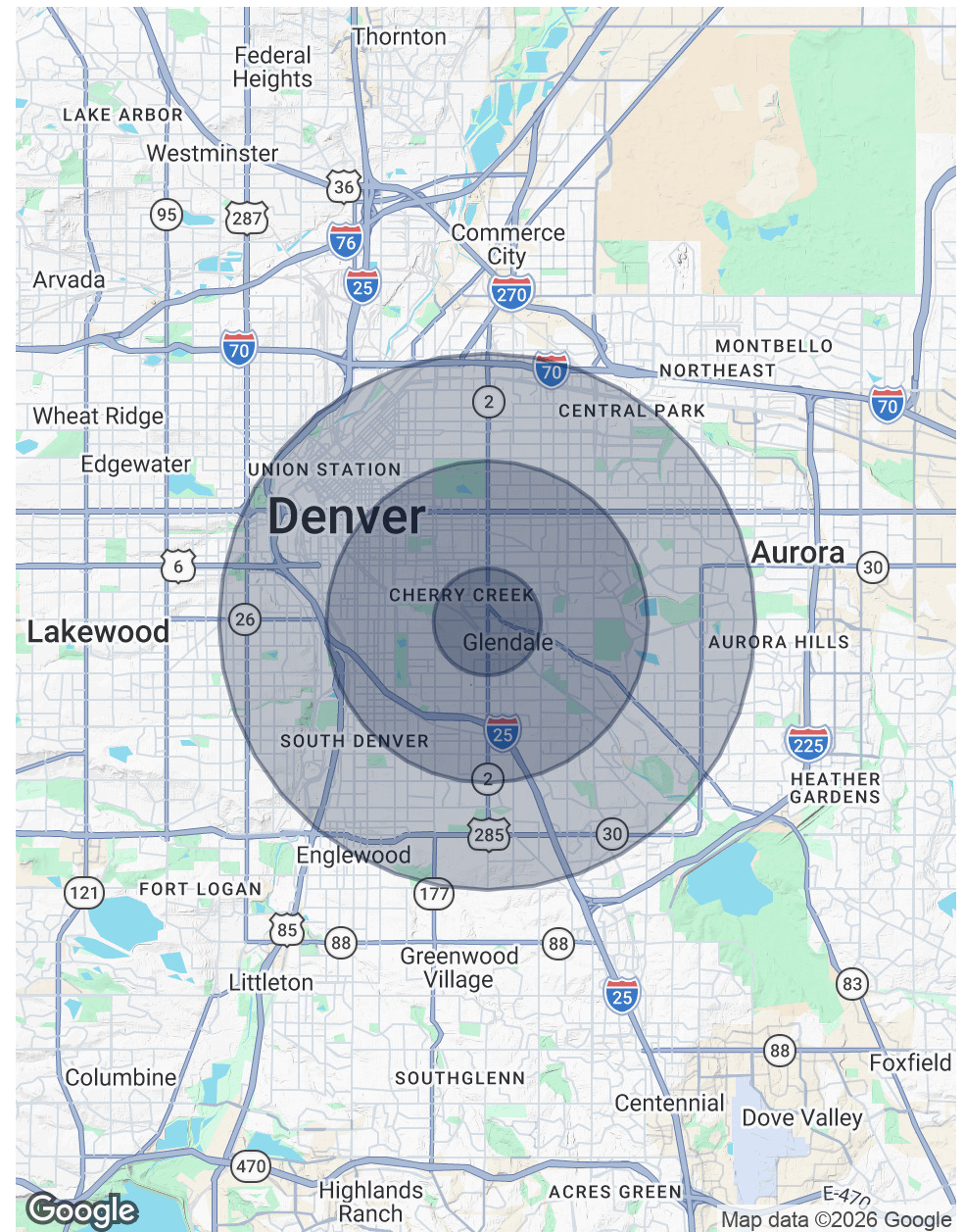


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,065	225,412	558,391
Average Age	45	40	38
Average Age (Male)	44	39	38
Average Age (Female)	45	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,009	115,924	262,628
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$171,838	\$144,626	\$126,044
Average House Value	\$1,154,182	\$921,747	\$777,302

2025 American Community Survey (ACS)



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



STEPHEN J. MILLER

SENIOR BROKER ASSOCIATE

720.881.6346

smiller@uniqueprop.com