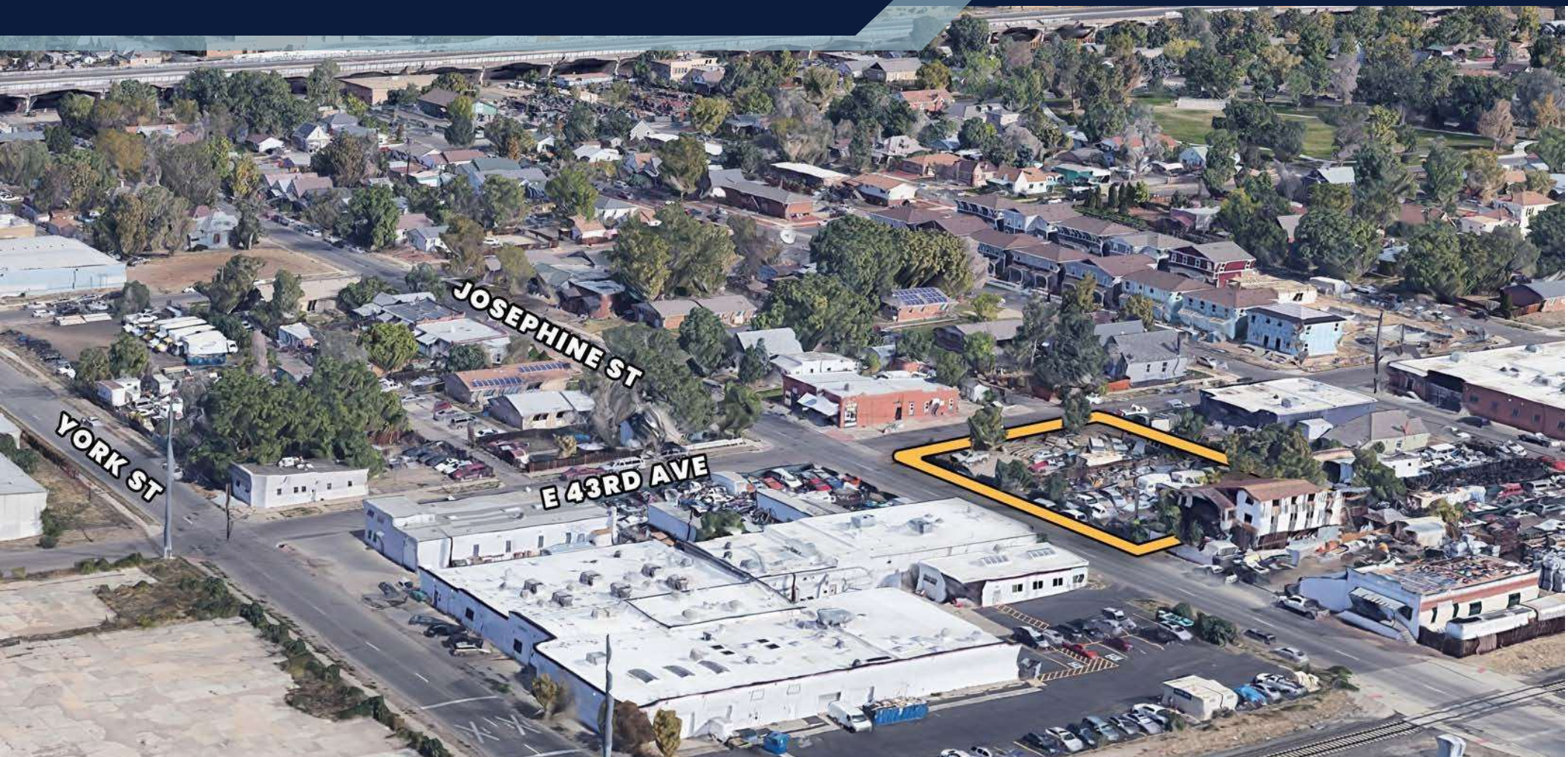


# 4238 & 4319

## JOSEPHINE ST DENVER, CO 80216

SALE PRICE

~~\$1,144,000~~ **\$1,050,000**



**PHILLIP A. YEDDIS**  
EXECUTIVE VICE PRESIDENT  
303.512.1162  
pyeddis@uniqueprop.com

 **UNIQUE**  
PROPERTIES

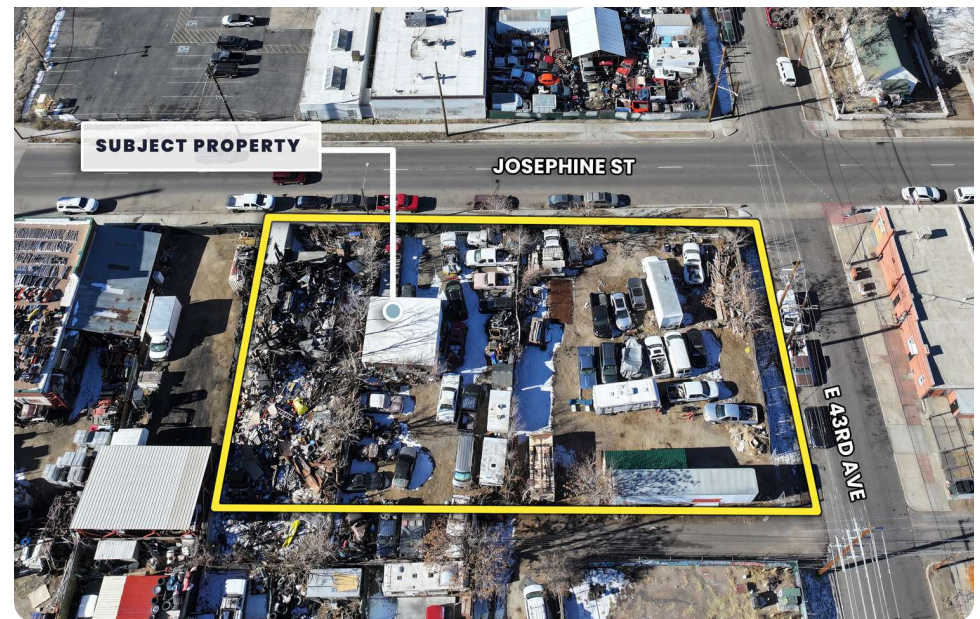
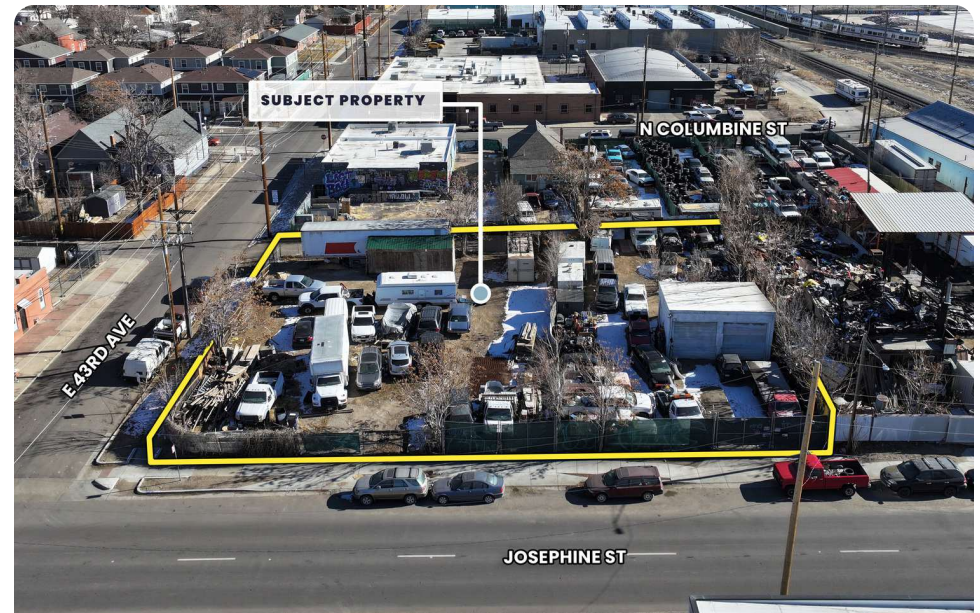
 TCN

400 S. Broadway | Denver, CO 80209  
www.uniqueprop.com | 303.321.5888

# PROPERTY HIGHLIGHTS

Address	4238 & 4319 Josephine St
City, State, Zip	Denver, CO 80216
Sale Price	\$1,050,000
Price per SF	\$51/SF
Lot Sizes SF	16,112 SF 4,319 SF
Total Lot SF	20,431 SF
Lot Size AC	0.47AC
Zoning	I-A

- In the heart of I-70 - York/Josephine Redevelopment area. This 1/4 block parcel is located on the corner of York and 43rd Street.
- Perfectly zoned for all types of residential/ new housing projects. Easy access to I-70, I-25, and I-270.
- Exceptional opportunity to redevelop an outstanding 20,431 square foot, 1/4 block corner parcel located in the heart of the I70/National Western Stockshow area.
- Rare industrial opportunity with a prominent location.



# SITE AERIAL



# DEMOGRAPHICS & LOCATION MAP

## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,972	51,847	153,223
Average Age	32	34.1	36.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,178	19,860	75,448
# of Persons per HH	3.3	2.5	1.9
Average HH Income	\$87,063	\$98,072	\$108,709
Average House Value	\$379,705	\$441,516	\$497,787

COLLECTION STREET	VPD	YEAR	DISTANCE FROM PROPERTY
Josephine St & E43rd Ave N	7,814	2022	0.11 mi
York St & E 44th Ave S	7,392	2022	0.11 mi
York St & E 43rd Ave N	7,643	2022	0.12 mi
York St & I-70 NW	8,710	2022	0.23 mi



# ZONING I-A

## I-A Light Industrial Uses

This district is intended to be an employment area containing offices, business and light industrial uses that are generally compatible with adjacent Residential or Mixed Use Commercial Zone Districts. No new residential uses may be established in the I-A zone district in order to promote a stable employment base for the city. Accordingly, I-A zoned areas serve as a land use buffer between more residential areas and more intensive industrial areas, which may be zoned I-B General Industrial. All uses conducted in this zone district must be enclosed within a structure, unless specifically allowed to operate out of doors.



### Ideal for all Types of Housing:

- Multi-Units
- Single Units
- Shelter for the Homeless
- Two Units
- Live-Work

### Other Potential Uses:

- Retail, Sales and Service
- Daycare Center
- Education
- Arts, Recreation, and Entertainment
- Food & Drinks Establishments
- Office

# NATIONAL WESTERN STOCK SHOW REDEVELOPMENT

## REDEVELOPMENT

A 65-acre, triangle-shaped piece of land on the southeast side of the National Western Center represents the future and final phases (3 through 8) of campus construction, as outlined in the master plan.

Redevelopment of this land will involve the construction of new, public event venues and related assets to round out the National Western Center's offerings, and is expected to create a mix of uses to support the center's global mission, serve local neighborhoods, and create jobs over the next 30 years and beyond.

With construction of the first two phases of the campus already well underway, the City and County of Denver is working with the National Western Center partners and the Denver community to prioritize the remaining phases and buildings, and identify the best method for delivering them.

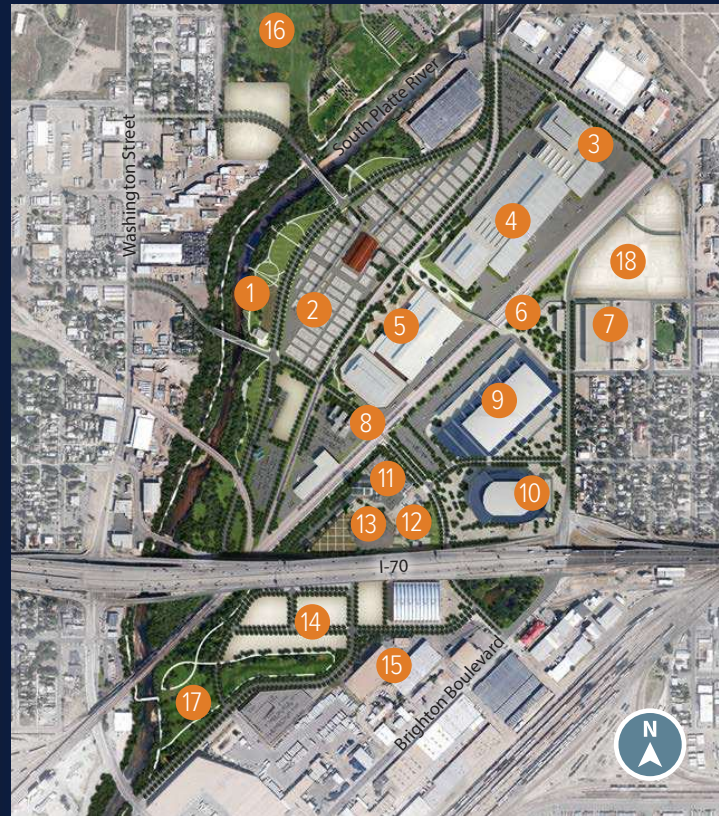
The massive \$100-million urban renewal project is transforming the grounds of the National Western Stock Show into a year-round destination

This past month the National Western Stock Show welcomed more than 700,000 visitors

This redevelopment consists of more than 2.2 million sq ft of new indoor and outdoor spaces for year-round events

## HISTORY

The National Western Center is being built by the City and County of Denver in partnership with the National Western Stock Show and Colorado State University. Built on the historic grounds of the National Western Stock Show, this site was the epicenter of agribusiness in the Rocky Mountain West for most of the 20th century. Just two miles north of downtown Denver, the site is a unique opportunity to connect the rural and urban economies and become the new epicenter of innovative agribusiness.



ILLUSTRATIVE MASTER PLAN

- 1 Water Resources Center and South Platte Riverfront
- 2 Stockyards/Event Pavilion
- 3 CSU Equine Sports Medicine Clinic
- 4 Equestrian Center
- 5 Livestock Center
- 6 NWC Transit Station
- 7 Shared Use/TOD Parking Structure
- 8 Livestock Exchange Building/Flex Space
- 9 Trade Show/Exhibition Hall
- 10 New Arena
- 11 CSU Center
- 12 Colorado Commons
- 13 Stadium Arena Market
- 14 Coliseum Redevelopment
- 15 Forney Transportation Museum
- 16 Northside Park/Heron Pond
- 17 Globeville Landing Park
- 18 Future Transit Oriented Development

### NATIONAL WESTERN CENTER PARTNERS



# LIGHT RAIL



# 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



JOSEPHINE ST

E 43RD AVE

**PHILLIP A. YEDDIS**

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