

831

N CLARKSON STREET

DENVER, CO 80203

\$799,000 ~~**\$899,000**~~

SALE PRICE



DEVELOPMENT LOT

-8,002 SF | PUD ZONING

SITE

MARC S. LIPPITT

CHAIRMAN | PRESIDENT

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 **UNIQUE**
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

831 Clarkson Street, Denver, CO 80203

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Unique Properties, Inc

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EXECUTIVE SUMMARY

Price:	\$799,000 \$899,000
Lot Size	8,002 SF
Land PSF:	\$99.85
Approx. Dimensions:	125' x 64'
County:	Denver
Zoning:	PUD
Property Taxes:	\$12,170.98

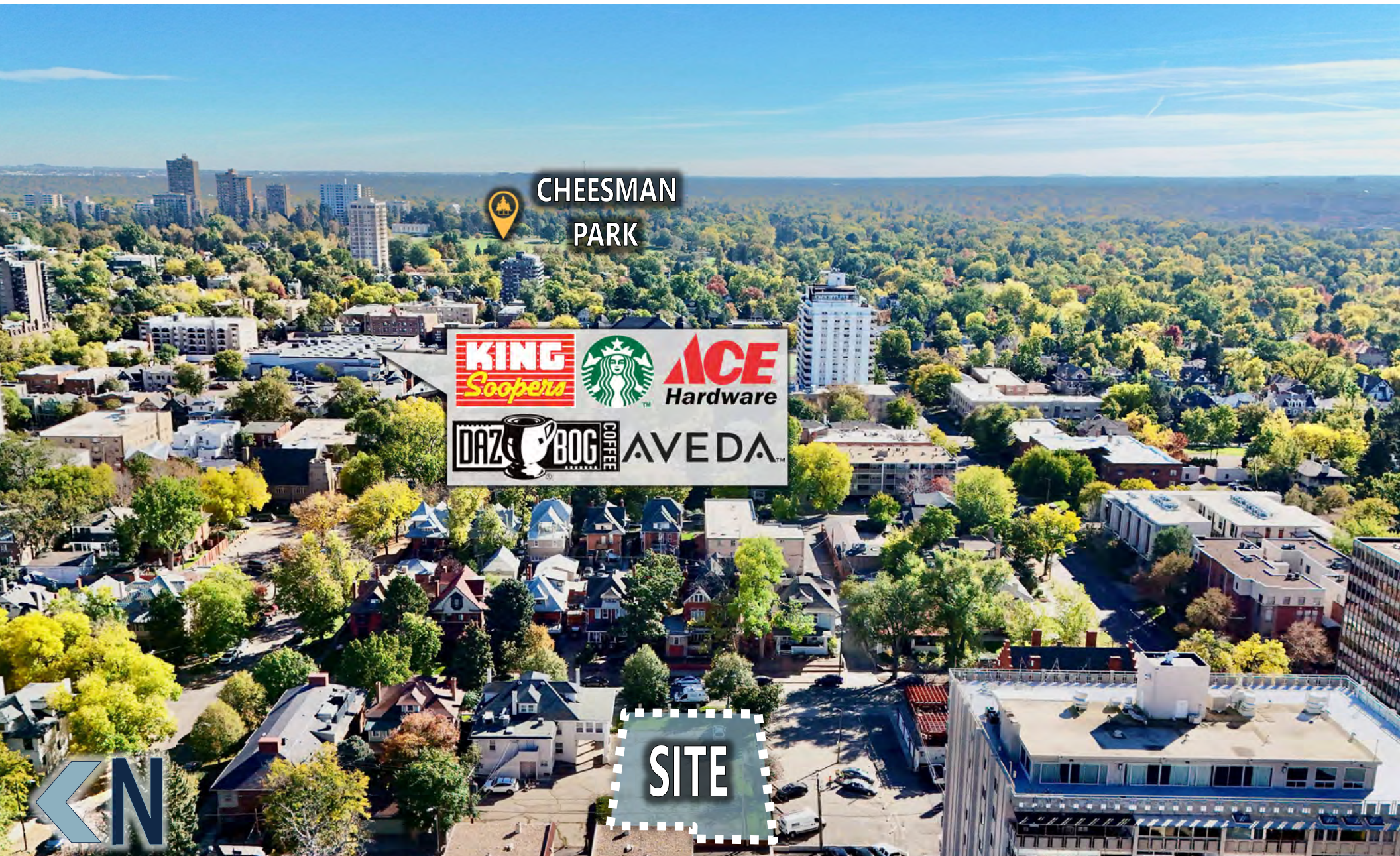
PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to offer to qualified investors the opportunity to purchase 831 Clarkson Street in Denver, Colorado. 831 Clarkson Street is a 8,002 square foot lot. The property is currently zoned PUD. Discussions with the city and county of Denver have indicated that they would support a rezone to residential zoning. This is a rare opportunity acquire a site in the Capitol Hill neighborhood.

- Rare redevelopment opportunity.
- 8,002 square foot development lot.
- Great location | Cap Hill Neighborhood.
- Plethora of shopping and dining nearby.
- Close walk to Governor's Park.
- Minutes away from downtown Denver.



AERIAL (LOOKING EAST)



CHEESMAN
PARK

KING
Scoopers



ACE
Hardware

DAZ  **BOG** COFFEE

AVEDA™

SITE





SITE

CLARKSON STREET



AERIAL (LOOKING NW)



**DOWNTOWN
DENVER**

SITE

DOWNTOWN DENVER

BROADWAY



Health ONE Presbyterian/St. Luke's Medical Center

PARK AVENUE

EAST HIGH SCHOOL

COLFAX AVENUE



MOREY MIDDLE SCHOOL

GOLDEN TRIANGLE

13TH AVENUE



WEST HIGH SCHOOL

SITE



SPEER BLVD

8TH AVENUE

TRADER JOE'S



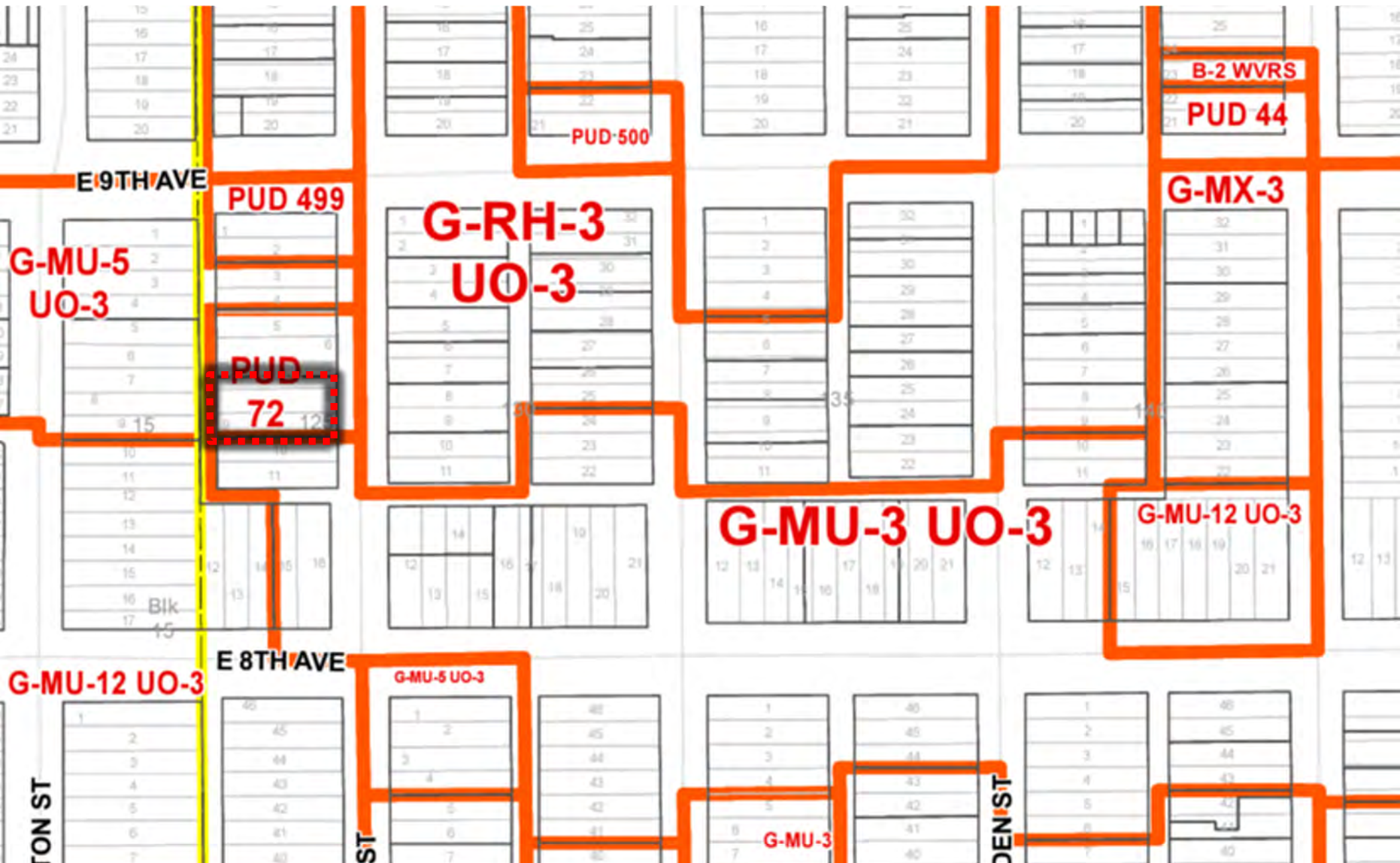
CLARKSON STREET



6TH AVENUE



ZONING MAP



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	50,092	134,266	245,117	<\$25,000	4,955	13,409	20,504
2024 Estimate	49,063	131,648	240,646	\$25,000 - \$50,000	5,504	10,568	16,345
2010 Census	47,117	127,160	233,992	\$50,000 - \$75,000	5,846	11,746	19,363
Growth 2024-2029	2.10%	1.99%	1.86%	\$75,000 - \$100,000	3,425	8,640	14,408
Growth 2020-2024	4.13%	3.53%	2.84%	\$100,000 - \$125,000	2,394	6,423	11,097
Median Age	35.80	36.60	36.00	\$125,000 - \$150,000	2,308	6,667	11,689
Average Age	38.20	38.90	37.90	\$150,000 - \$200,000	3,282	7,730	14,102
2024 Population by Race:				2024 Population by Education:			
White	38,512	100,056	173,840	Some High School, No Diploma	1,095	3,696	10,560
Black	2,140	7,676	13,777	High School Grad (Incl Equivalency)	3,652	10,317	19,227
Am. Indian & Alaskan	313	890	2,029	Some College, No Degree	7,924	19,551	33,157
Asian	1,387	4,047	7,256	Associate Degree	3,401	9,258	15,314
Hawaiian & Pacific Island	16	51	82	Bachelor Degree	17,823	44,467	78,535
Other	6,694	18,929	43,663	Advanced Degree	10,610	29,591	48,681
Hispanic Origin	6,351	18,315	44,853	2024 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	3,475	8,478	16,586
	31	96	190	Professional & Management	29,435	78,127	136,376
Households:				Public Administration	1,520	3,381	5,595
2029 Projection	31,537	78,022	131,331	Education & Health	7,741	18,393	32,410
2024 Estimate	30,936	76,477	128,836	Services	3,896	10,062	18,828
2010 Census	30,014	73,881	125,003	Information	1,419	3,343	5,690
Growth 2024-2029	1.94%	2.02%	1.94%	Sales	6,202	14,259	26,402
Growth 2020-2024	3.07%	3.51%	3.07%	Transportation	2,374	6,127	9,768
Owner Occupied	7,920	23,353	43,973	Retail	2,648	6,075	10,934
Renter Occupied	23,016	53,124	84,864	Wholesale	1,051	2,287	3,667
2024 Avg Household Income				Manufacturing	1,603	4,587	8,404
	\$100,166	\$111,787	\$118,572	Production	1,298	4,015	7,823
2024 Med Household Income				Construction	1,330	3,003	5,997
	\$71,416	\$82,283	\$89,238	Utilities	1,181	3,104	5,594
				Agriculture & Mining	333	781	1,579
				Farming, Fishing, Forestry	116	208	321
				Other Services	1,971	4,314	7,672



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