

FOR SALE

9900 W STANFORD AVENUE

DENVER, COLORADO AND 80123

\$375,000 (\$11.87/SF)

LIST PRICE

LAND

BUILDING TYPE

31,580 SF

TOTAL LOT AREA

S-MX-2

ZONING



PRESENTED BY

KYLE MOYER

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PINNACLE
REAL ESTATE ADVISORS

S-MX-2 ZONING (SUBURBAN MIXED USE)

Supports commercial, residential, and mixed-use development.

FLEXIBLE DEVELOPMENT OPPORTUNITY

Suitable for retail, office, multifamily, live/work, warehouse, and day care uses (subject to approvals).

PREVIOUSLY DEVELOPED INFILL SITE

Infill parcel with prior development history.

FULLY IMPROVED INFRASTRUCTURE

Utilities in place including electric, gas, water, sewer, irrigation, cable, telephone, curb, gutter, and sidewalk, with an existing 1-inch water tap and 4-inch sewer tap.

STRONG FRONTAGE AND ACCESS

Approximately 144 feet of frontage on Stanford Avenue with two curb cuts.

ESTABLISHED SOUTHWEST DENVER LOCATION

Mature, built-out submarket with strong surrounding residential density.

CONVENIENT REGIONAL ACCESS

Near Wadsworth Boulevard, Hampden Avenue, and US-285.

EFFICIENT PARCEL CONFIGURATION

Rectangular, usable site layout conducive to parking and building efficiency.

LEVEL TOPOGRAPHY

Minimal grading anticipated, reducing site work costs.



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 ESTIMATED POPULATION	12,967	91,554	248,316
2029 PROJECTED POPULATION	12,947	90,639	245,649
2024 EST. AVE HH INCOME	\$109,519	\$115,212	\$120,749
2024 EST HOUSEHOLDS	4,848	37,395	98,438

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