

**4621** | **N VASQUEZ BLVD**  
DENVER, CO 80216

**\$669,000**  
SALE PRICE



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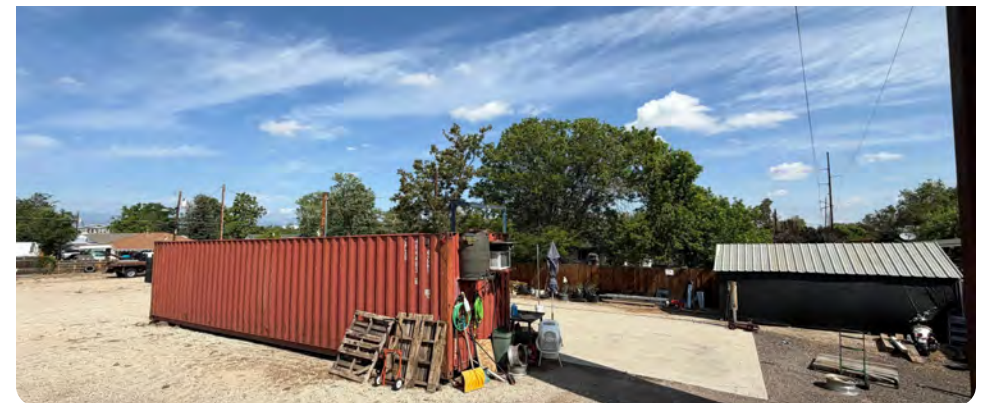
# PROPERTY HIGHLIGHTS

Address	4621 N Vasquez Blvd Denver, CO 80216
Sale Price	\$669,000
Price Per SF	\$26.60/SF
Lot Size	25,154 SF (0.58 AC)
Zoning	PUD - Entitled for Three 2-Unit Dwellings (6 Total Units)
Taxes (2025)	\$6,183.48



The Denver Infill Specialists with Unique Properties Inc. are pleased to present 4621 N Vasquez Blvd, a 0.58-acre raw land parcel in Denver's Elyria-Swansea neighborhood with an approved PUD entitlement for three duplexes totaling 6 residential units. The site sits directly off Vasquez Blvd with immediate I-70 access via the 46th Ave interchange, giving the property outstanding regional connectivity and highway visibility. Backed by over \$1 billion in public and private investment, a completed Central 70 reconstruction, and the northward expansion of the River North Art District, this site sits squarely in the path of North Denver's growth.

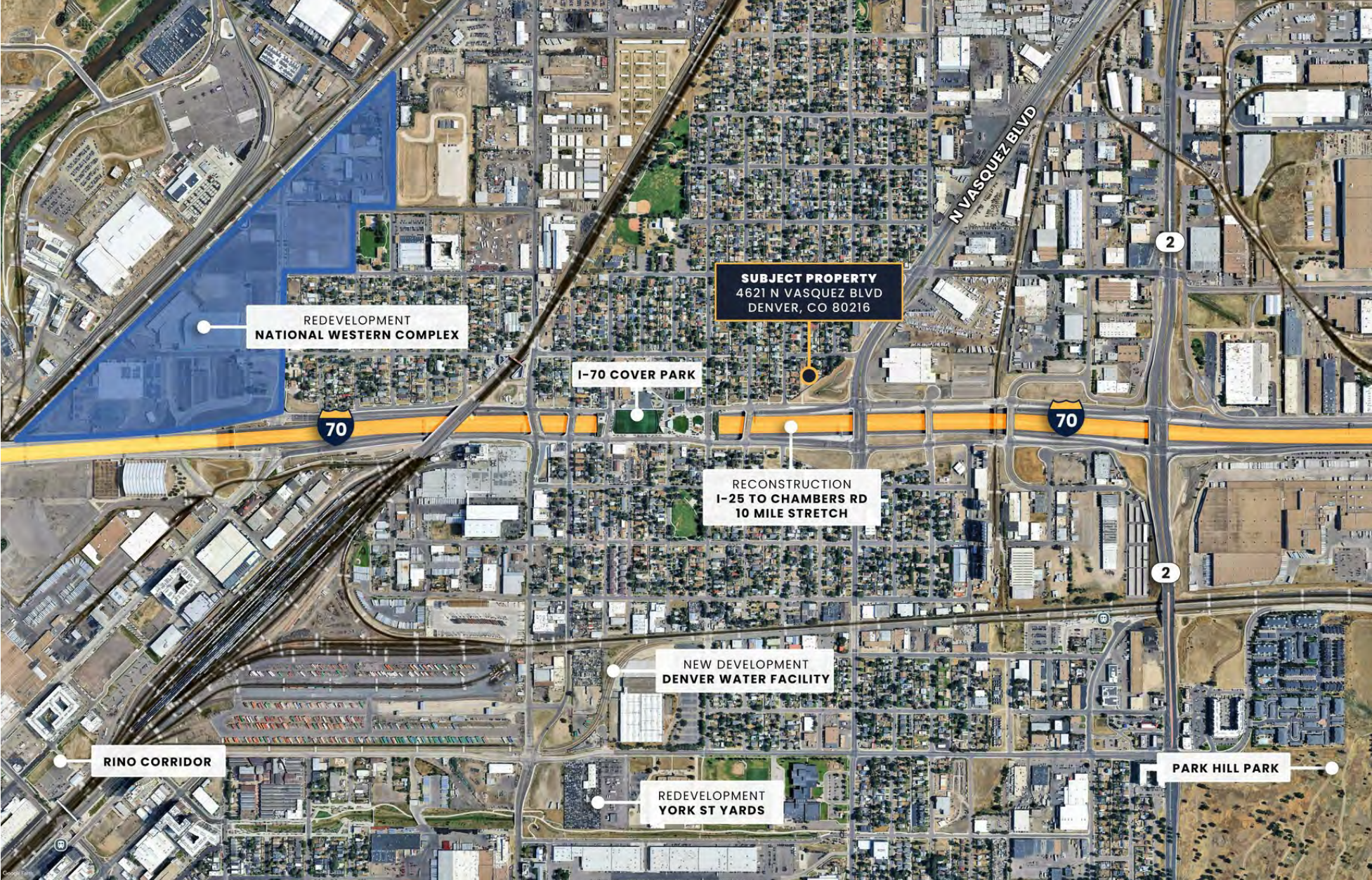
- Utilities are well-positioned for development - water service fronts the property, electric/telephone/cable are accessible at the rear of the property, and a sanitary sewer easement was recorded in 2005 to serve the project. (Providers: Denver Water, Xcel Energy, Comcast/CenturyLink).
- Located within Opportunity Zone - Developable area of approximately 20,735 sq ft after easements.
- The approved site plan provides 2 dedicated parking spaces per dwelling unit.
- Two-Story / 28-Foot Maximum Building Height — The PUD allows two full stories, providing flexibility for a variety of duplex designs and floor plan configurations.
- Single point ingress/egress directly off Vasquez Blvd, with immediate access to I-70 via the 46th Ave interchange.
- Situated less than 3 miles from Downtown Denver and directly adjacent to the northward expansion of the River North Art District (RiNo), one of the fastest-growing urban corridors in the country.
- Steps from the newly completed I-70 Cover Park, a 4-acre public green space built over the reconstructed highway that now physically reconnects the Elyria-Swansea neighborhood for the first time in generations.



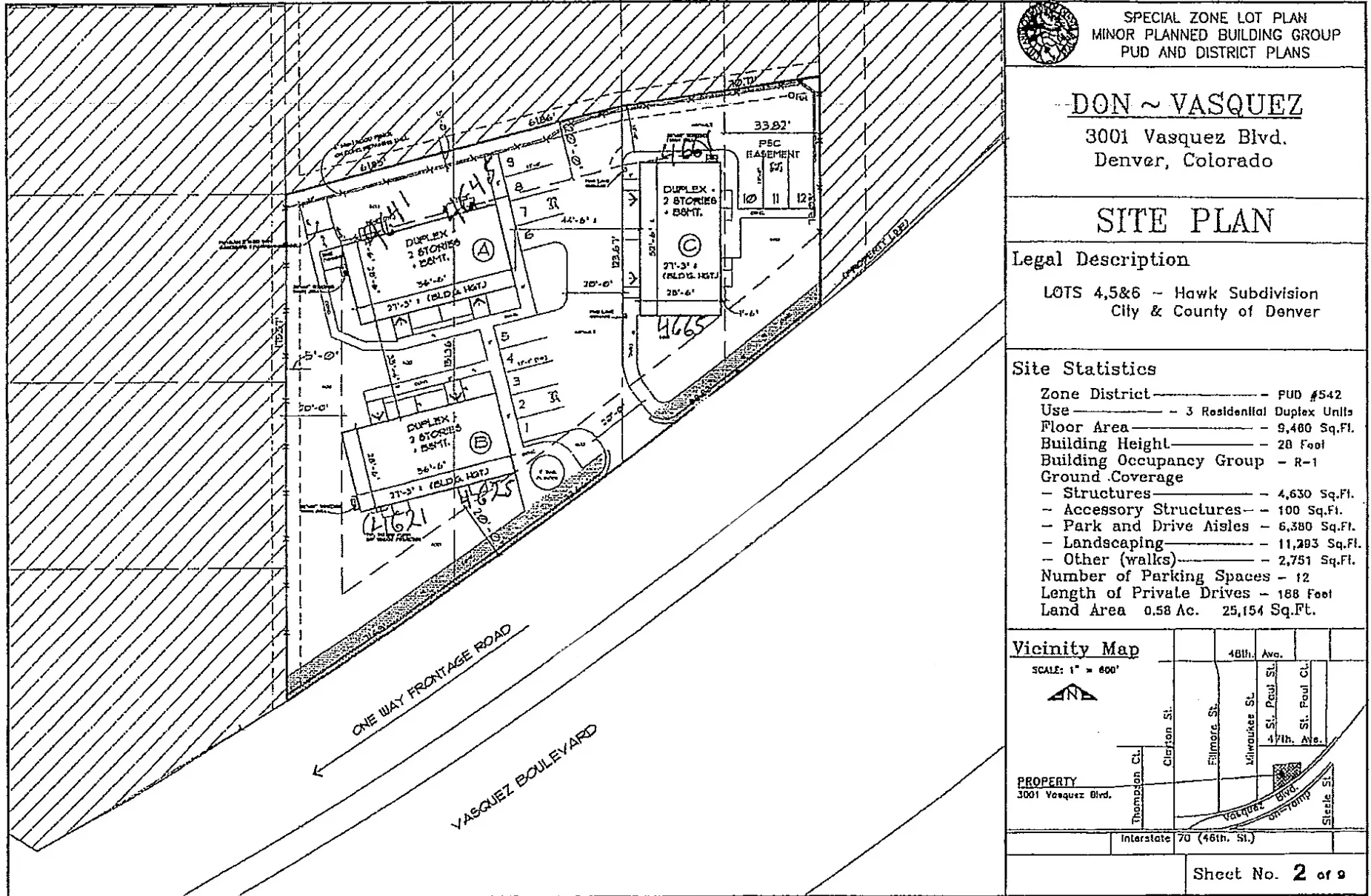
# SITE AERIAL



# DEVELOPMENT OVERVIEW



# SITE PLANS



# DENVER AT-A-GLANCE

## Denver Metro Area 2025 NATIONAL RANKINGS

**3rd**

City Where  
Millennials  
Are Moving  
(SmartAsset)

**5th**

Best Place  
to Live  
(USA Today)

**3rd**

Highest Rate of  
Entrepreneurship  
(GoDaddy)

**11th**

Most Educated  
Metro Area  
(WalletHub)

**17th**

Best Job  
Market  
(Common Sense  
Institute)

**6th**

Highest Airport  
Traffic In the  
World at DIA  
(Denver Post)

**7th**

Healthiest City  
in America  
(WalletHub)

**3rd**

Highest  
Number of VC  
Deals  
(York IE)

## Denver MSA Population 2025-2050

**(METRO DENVER EDC)**

2025: 3.4M (5% since 2020)

2030: 3.6M (6% projected since 2025)

2035: 3.8M (12% projected since 2025)

2040: 3.9M (16% projected since 2025)

2045: 4.0M (19% projected since 2025)

2050: 4.1M (22% projected since 2025)

**3.6%**

Unemployment  
Rate (Nov-25)  
(U.S. Bureau of Labor  
and Statistics)

**56.5%**

Population With At  
Least A Bachelor's  
Degree  
(Census.gov)

**97**

Walk Score  
Downtown  
Denver -  
Walker's Paradise  
(Walk Score)

**86**

Rider Score  
Downtown  
Denver -  
Rider's Paradise  
(Walk Score)

**93**

Biker Score  
Downtown  
Denver -  
Biker's Paradise  
(Walk Score)



**UNIQUE**  
PROPERTIES

TCN  
REAL ESTATE SERVICES



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