

FOR SALE - 18,750 SF LOT IN CCN



BUELL



2625 E. 3rd Avenue, Denver, Colorado 80206

ROCHE FORE | (303) 320-6929 Ext. 230 or roche@buellco.com

BUELL & COMPANY | 50 South Steele Street, Suite 1000 | Denver, Colorado | 80209

AERIAL-LOT VIEW 1



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AERIAL - LOT VIEW 2



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Premium location in Cherry Creek North

- PROPERTY ADDRESS: 2625 E. 3rd Avenue, Denver, CO 80206
- PROPERTY TYPE: Development
- ASKING PRICE: Contact Broker
- LOT SIZE: 18,750 SF
- BUILDING SIZE: 10,510 SF
- ZONING: CCN
- Lease Back Opportunity Available with Seller.

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CHERRY CREEK NORTH OVERVIEW



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2625 E. 3rd Avenue is advantageously located on in Cherry Creek Shopping Center and Cherry Creek North district. The property ideally positioned to benefit from the high traffic count along this corridor and excellent area demographics that continues to increase in popularity attracting investment in the area and is the number one visitor destination in Colorado. The area has been selected by premium retailers Neiman Marcus, Hermes, Coach, Bank of America, Orvis, West Elm, Whole Foods, Tiffany & Company, Burberry, and Apple among many others.

Cherry Creek North:

Encompassing a 16-block area, the Cherry Creek North district (CCN) is a premier outdoor retail, dining and mixed-use area located just 15 minutes from downtown Denver and across from the Cherry Creek Shopping Center. Over 400 businesses from independents to internationals operate in CCN. Income demographics are among the highest in the State with average household income within a 1-mile radius in excess of \$250,000. The area is experiencing a transformation with six major mixed-use development projects currently in progress combining class A retail and office space along with luxury residential.

Cherry Creek Shopping Center:

The Cherry Creek Shopping Center is a highly successful shopping destination that attracts over 15 million visitors per year and is the single most visited destination in Colorado. Cherry Creek mall generates estimated annual sales over \$750/SF. **2625 E. 3rd Avenues** ideally situated to leverage this traffic with street frontage directly across from the primary entrance to the mall and its parking structure.

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CHERRY CREEK NORTH AERIAL MAP



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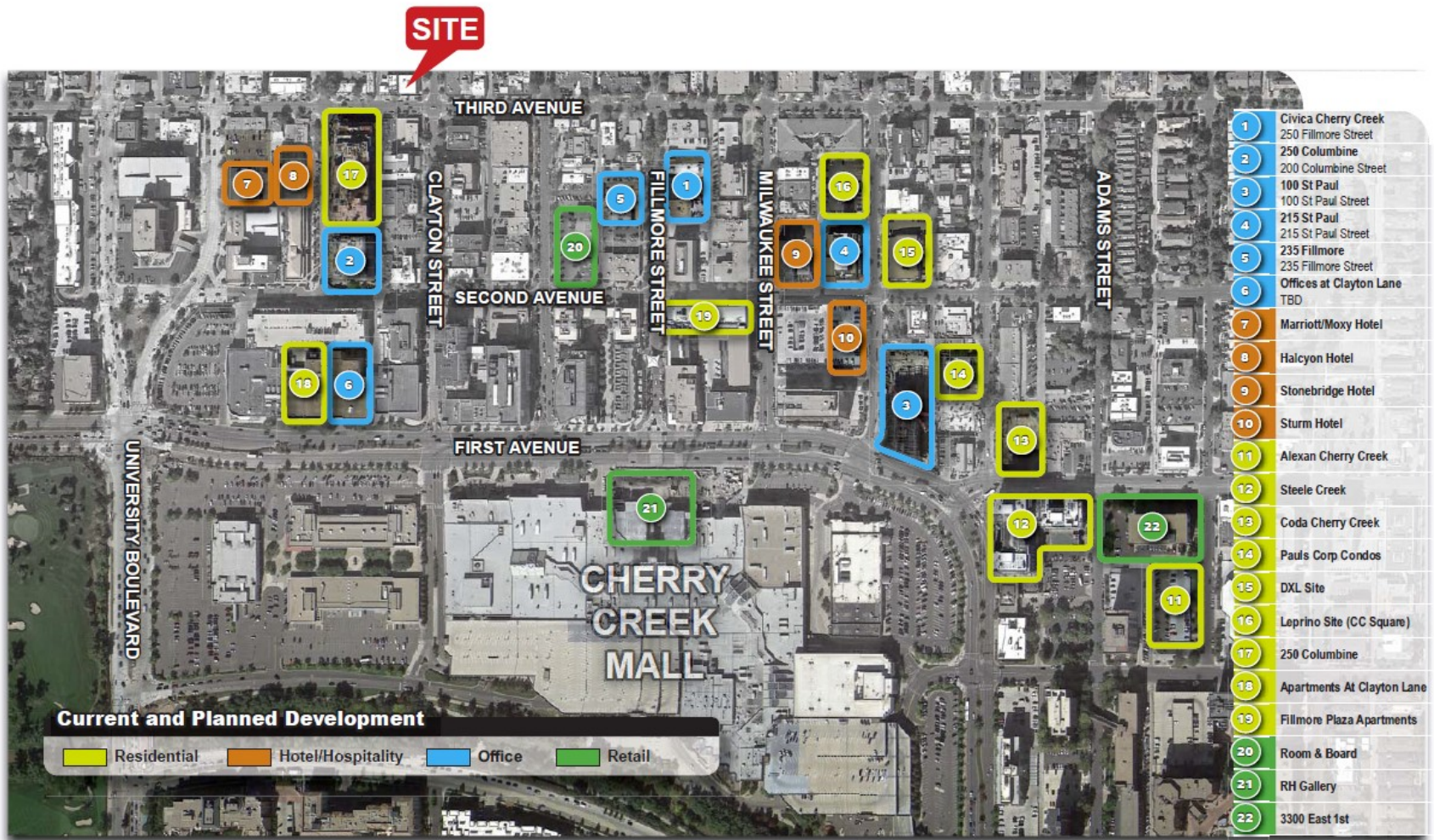
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CLOSE UP AERIAL



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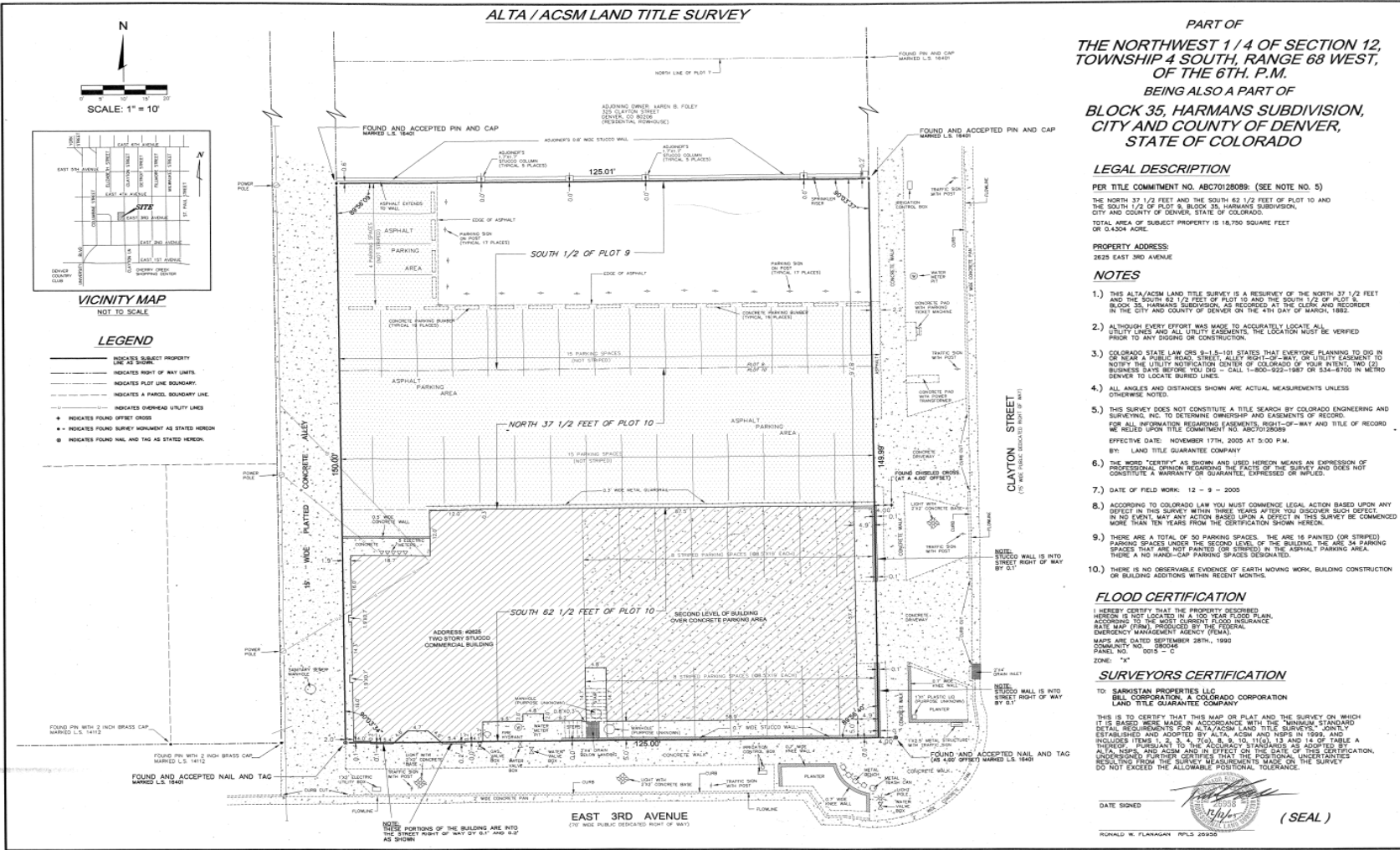
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ALTA / ACSM LAND TITLE SURVEY



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MULTIPLE EXTERIOR VIEWS



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