

LoDo Redevelopment Opportunity

FOR SALE

1420 Blake Street
Denver, Colorado 80202

Building height
can be
increased
by up to
55 feet!



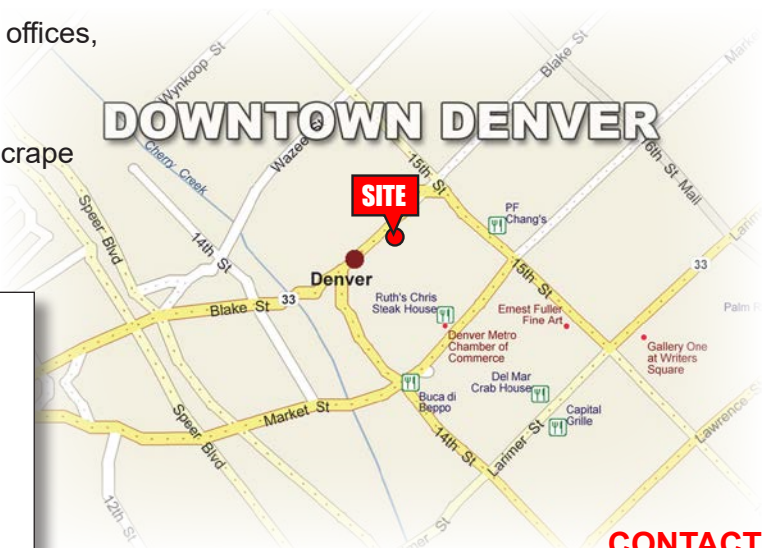
- 10,207 SF Two Story Office Building with private offices, glassed-in conference room, bullpen area
- Land area: 6,687 SF
- Remodel/repurpose, add to existing building or scrape
- D-LD Zoning; office, residential, mixed use
- Asking purchase price: \$4,000,000

Demographics (Source: Allocate Data 2016)

| | 1 mile | 2 miles | 3 miles |
|-------------------|----------|----------|----------|
| Population | 26,126 | 115,956 | 225,549 |
| Average HH Income | \$98,193 | \$75,199 | \$75,403 |
| Employees | 110,863 | 191,593 | 241,781 |
| Businesses | 7,047 | 14,396 | 19,654 |

Traffic Counts (Google Earth 2011; *2012)

| | |
|----------------------------------|------------------|
| On 15th St northwest of Blake St | 13,534 cars/day |
| On Blake St northeast of 14th St | 20,495 cars/day* |



CONTACT

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