

WASHINGTON PARK PROPERTY

1001-1003 S. Pearl St., Denver, CO 80209



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Building:	1st - 3,539±SF, 2nd - 2,016±SF	Lease Rate:	\$30.00/SF NNN
2nd Story:	3 Bedroom Apartment - with separate entrance and address	Sales Price:	\$1,850,000
Lot Size/YOC:	9,387± SF / 1974	Parking:	9 on-site and street parking
		Zoning:	U-SU-B

Live Work Opportunity

The Subject property is located in West Wash Park and surrounded by new development. Currently seeking rezoning so that this property provides opportunity for re-development or creative retail/office uses. Located just a few blocks from the Louisiana/Pearl St. Light Rail Station and surrounded by many amenities: Washington Park, Whole Foods, Sprout's, Orange Theory, Sushi Den, and many other bars/shops and restaurants on Pearl Street. Nearby is the location of Denver's largest Transit Oriented Development at the Broadway light rail station. The 50 acre site will bring a significant amount of businesses to the area for office, retail and residential development.

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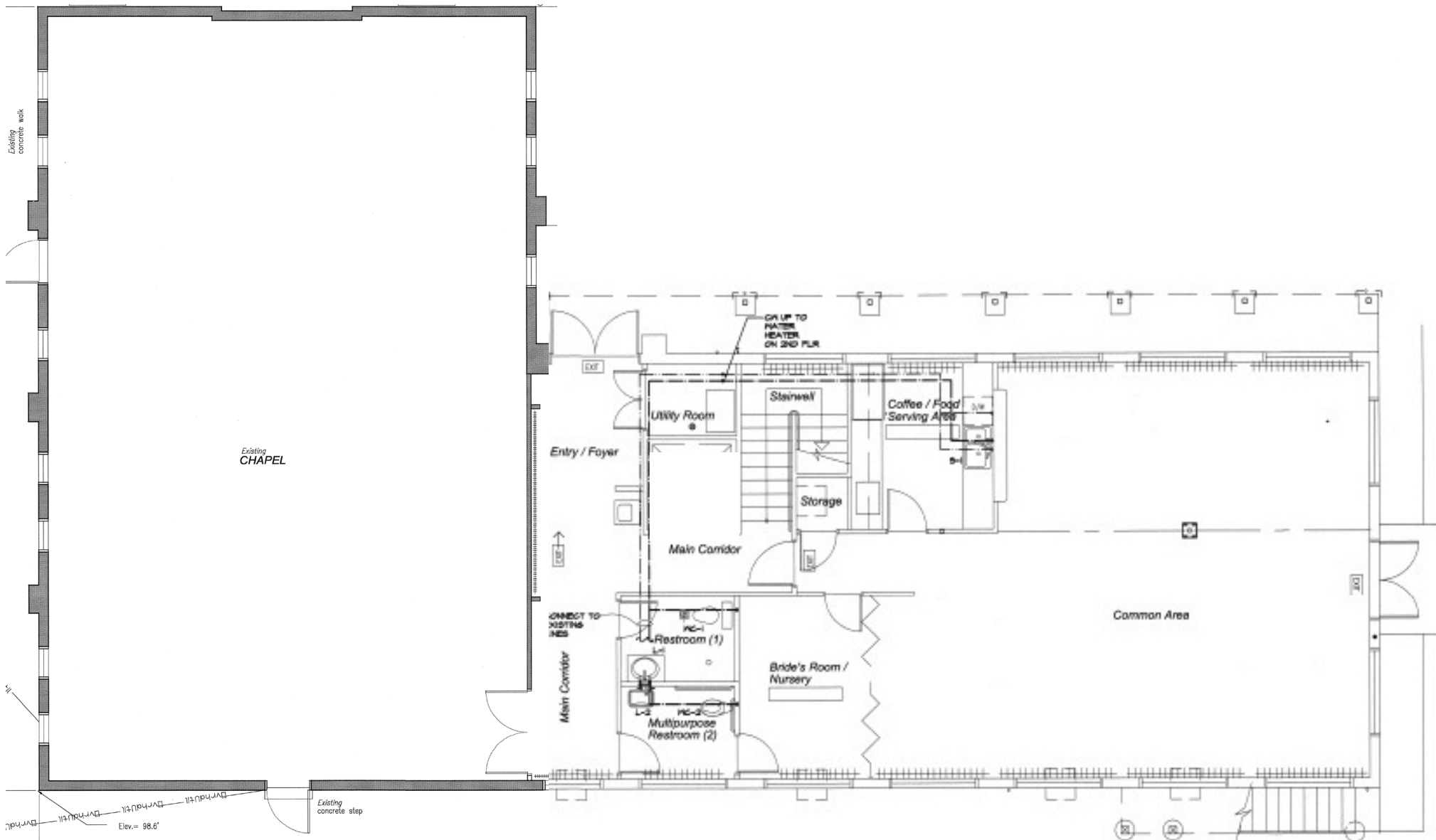
DEMOGRAPHICS

(Source: CoStar 2018)

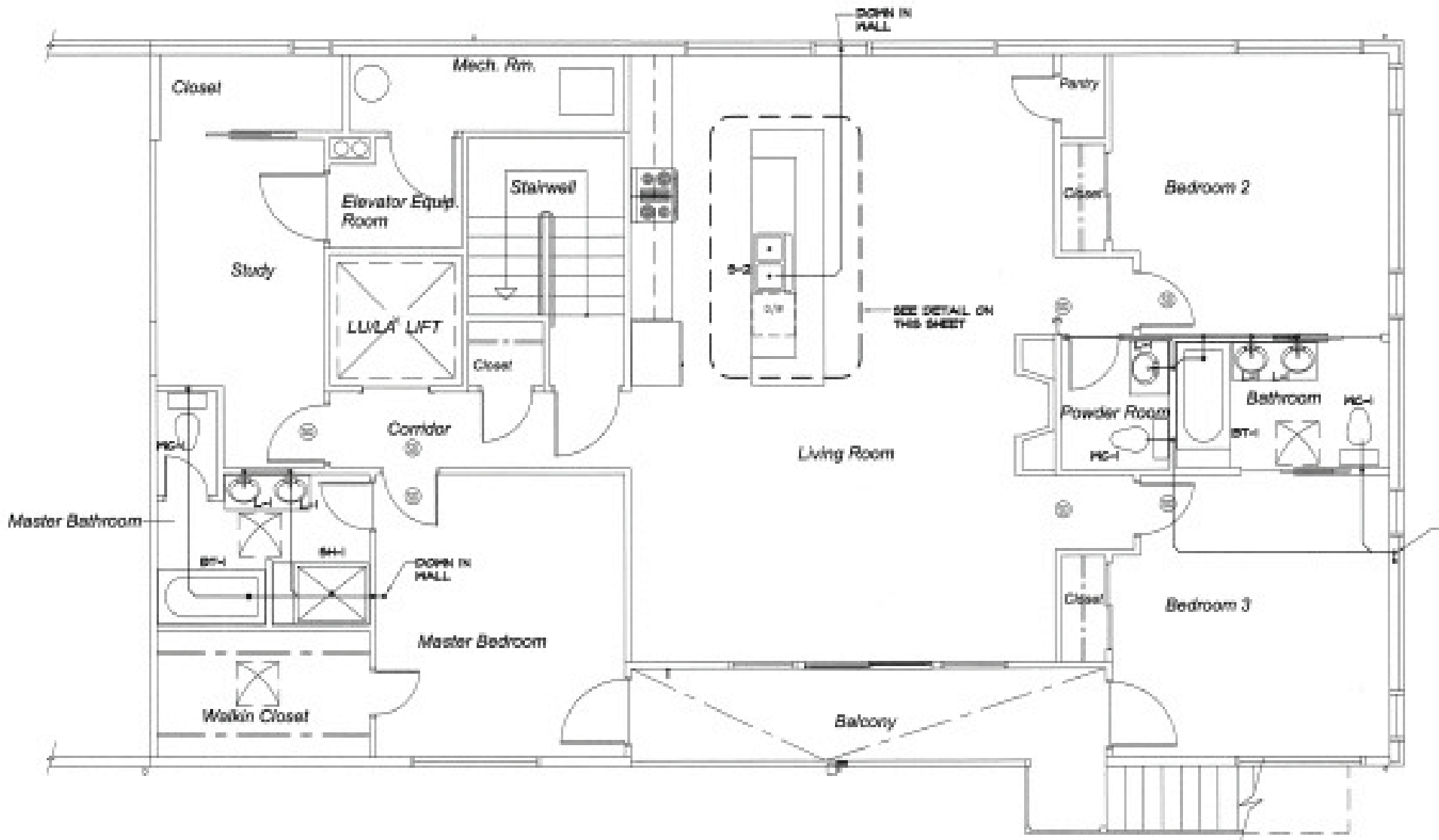
	1 Mile	3 Mile
Population:	15,293	202,525
Households	7,554	98,262
Average HH Income	\$134,916	\$92,466
Median Age	37.70	35.00



FLOOR PLAN



This floor plan is a visual representation only and may not be to scale.



PLUMBING PLAN - UPPER LEVEL

SCALE: 1/4" = 1'-0"

