

320 Santa Fe Drive | Denver, Colorado

“Live-Work” Flex-Residential

FOR SALE

Building Size: 3,200 SF +/-
Site Size: 0.06 Acres
Sale Price: \$1,350,000



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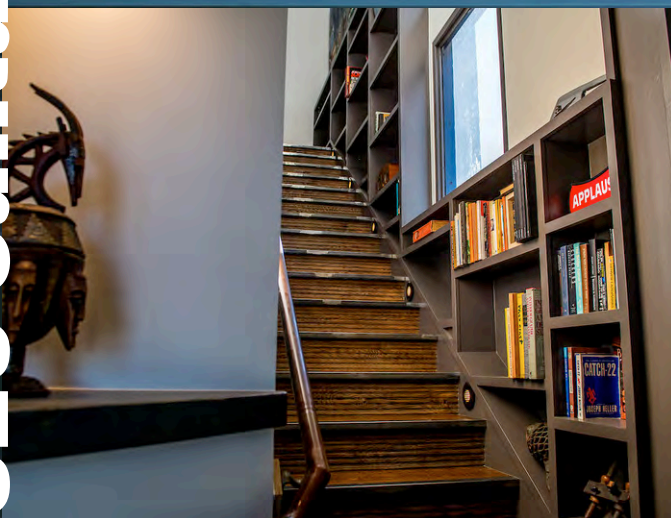
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320 Santa Fe Drive | Denver, Colorado

“Live-Work”

Flex-Residential

Floors:	Two
Zoning:	U-MS-3, UO-1, UO-2
Building Type:	Flex/Residential
Year Built:	1983
DI Door	One, 9' wide x12' high

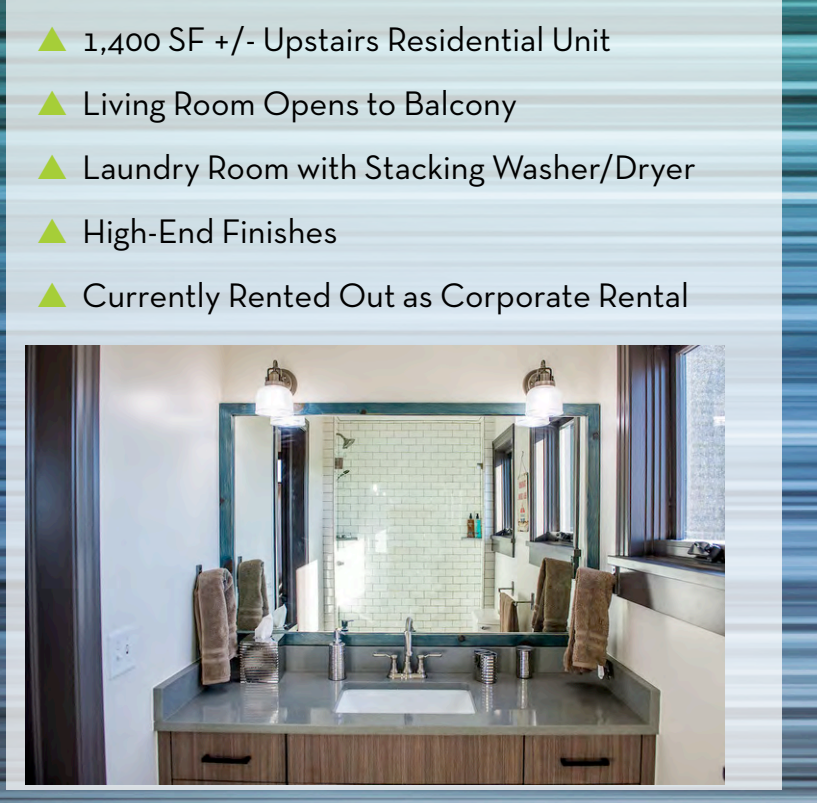
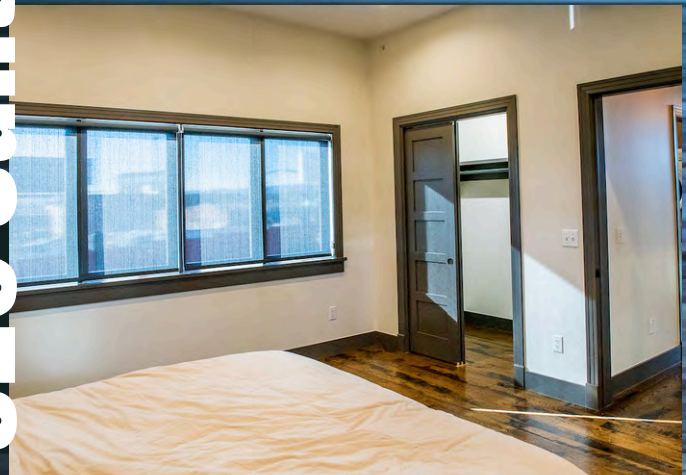
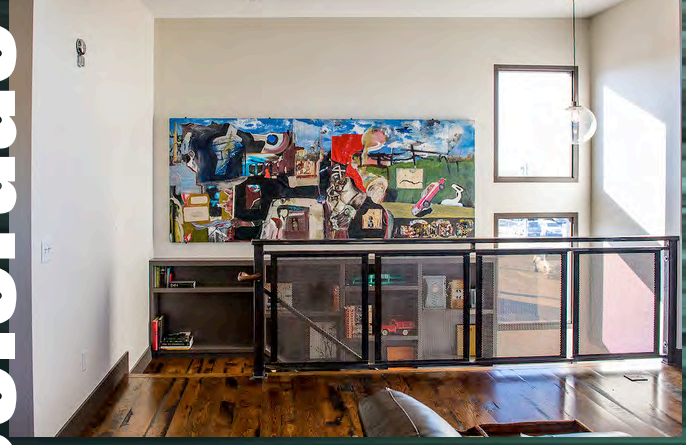


- ▲ 1,800 SF +/- Ground Level Offers Countless Business Opportunities
- ▲ Upstairs Residential Unit is 1,400 SF +/-
- ▲ High-End Finishes Throughout
- ▲ Central Location with Access to I-25 and the Entire Metro Area!
- ▲ Easy Access to Transit with a Bus Stop Around the Corner on 3rd Ave and the Alameda Light Rail Station is 1.2 Miles Away
- ▲ DIA is a 37 Minute Drive
- ▲ Located in Path of Development with Numerous Projects Under Construction in Immediate Area
- ▲ Vibrant Area with Access to Night Life, Public Transportation, Restaurants, Professional Sports, Live Music and Art Galleries

Prime Denver Real Estate
Sale Price: \$1,350,000

“Live-Work” Flex-Residential

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- ▲ 1,400 SF +/- Upstairs Residential Unit
- ▲ Living Room Opens to Balcony
- ▲ Laundry Room with Stacking Washer/Dryer
- ▲ High-End Finishes
- ▲ Currently Rented Out as Corporate Rental

Denver is an outdoor city with a vibrant, downtown offering urban adventures for all ages. Within a one-mile radius, you can kayak on the Platte River; explore museums; shop at art galleries and boutiques; see a Broadway touring show; enjoy live music; ride a roller coaster or cool off in a water park; and experience exciting professional sports. Downtown is also home to many of Denver's top restaurants and craft breweries.



▲ **RiNo** (River North Art District) is Denver's creative hub. Home to artisans, painters, photographers, designers, filmmakers, and architects, RiNo combines the city's most progressive exhibition spaces with the city's coolest live/work spaces. RiNo is "Where Art Is Made."

▲ **Five Points** is one of Denver's oldest and most diverse neighborhoods. Historic Five Points' creativity and vibrancy lives on today in a fascinating fusion of old and new with innovative coffeehouses and craft breweries, museums telling stories from the past, soul food and barbecue institutions.

▲ **LoDo**, Denver is the lower downtown area, the oldest and original settlement of the city of Denver. It is a mixed-use historic district, known for its nightlife, and serves as an example of success in urban reinvestment and revitalization

▲ **Auraria** was originally small mining settlement in the Kansas Territory of the US. It is now home to the Auraria Campus, with 3 institutions of higher learning: University of Colorado Denver, Metropolitan State University of Denver, and Community College of Denver. The other two major features of Auraria are Elitch Gardens and the Pepsi Center arena, with is a major sports and concert venue.

▲ **Lincoln Park** is a very diverse area and home to a large Hispanic community. Prime features of this neighborhood are the public park and the Art District on Santa Fe. One of Denver's oldest neighborhoods, it is located just south of the area where Denver was first settled in the 1850's

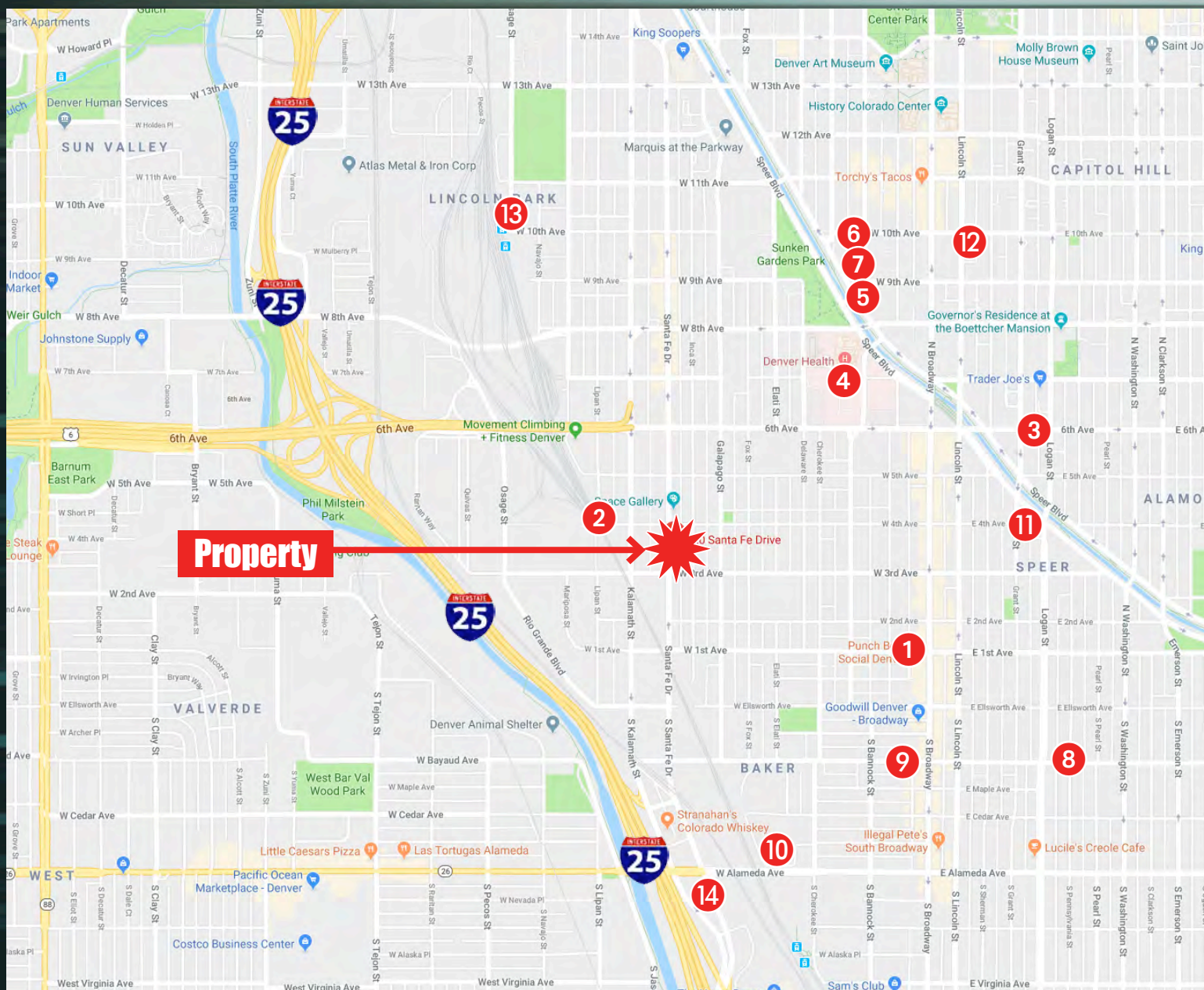
▲ **Baker** is one of Denver's hippest neighborhoods. It is known for Broadway, a bustling thoroughfare lined with vintage fashion boutiques, eclectic Asian restaurants, casual brewpubs and late-night hangouts for live music and dancing. Green spaces include Phil Milstein Park, with riverside trails and picnic tables.

▲ **Civic Center**, often referred to as the "Golden Triangle" is dominated by government buildings, including the Colorado State Capitol with its gold-plated dome. Dotted with fountains, statues and a Greek amphitheater, Civic Center Park draws crowds in summer for festivals, concerts and popular food trucks. A huge collection of international works fills the Denver Art Museum, while the United States Mint runs coin-making tours.

▲ **Capitol Hill** Dotted with stately old mansions, Capitol Hill is a residential district with a bohemian vibe. Popular attractions include the Molly Brown House Museum, a Victorian home decorated with period art and furnishings, and the gold-domed Colorado State Capitol. Offbeat shops with a punk aesthetic line 13th Avenue, and hip bars and late-night coffeehouses keep the area lively after dark.

▲ **Speer** is one of the best places to live in Colorado. Largely residential, the neighborhood is a hot spot for those who want access to downtown living, without the noise of city life. Quiet streets attract young professionals, and those looking to embark on new careers. Speer offers a lot of bars, restaurants, coffee shops, and parks.

Local Development Under Construction



- | | | |
|--|--|---|
| <p>1 The Quayle Mid-Rise Apartments
49 W 1st Ave - 100,000 SF</p> | <p>6 Retail
919-939 Bannock St - 9,988 SF</p> | <p>11 Modera West Walsh Park Mid-Rise Apartments
390 Grant St - 100,000 SF</p> |
| <p>2 Class-A Offices
1098 W 4th Ave - 24,995 SF</p> | <p>7 Parq on Speer High-Rise Apartments
933 Bannock St - 570,000 SF</p> | <p>12 Mid-Rise Apartments
950 Lincoln St - 20,000 SF</p> |
| <p>3 Vantage 7th & Grant Mid-Rise Apartments
312 E 7th Ave - 175,000 SF</p> | <p>8 Wrigley on Penn Mid-Rise Apartments
473 E Bayaud St - 61,844 SF</p> | <p>13 DHA Central Office Class A Office
1035 Osage St - 65,805 SF</p> |
| <p>4 Denver Health - Hospital
660 Bannock St - 293,000 SF</p> | <p>9 Retail
99 S Broadway - 250,000 SF</p> | <p>14 Emich Volkswagen Auto Dealership
S Santa Fe Dr & Alameda
45,000 SF</p> |
| <p>5 Retail
809 Bannock St - 2,558, SF</p> | <p>10 Alta Sobo Station Mid-Rise Apartments
221 S Cherokee - 180,000 SF</p> | |

Demographics

■ = 1 Mile Radius ■ = 3 Mile Radius ■ = 5 Mile Radius



2018
Population

■ 20408
■ 241,418
■ 550,823



2018-2023
Growth

■ 10.35%
■ 10.25%
■ 9.36%



2018
Households

■ 11,129
■ 117,626
■ 249,368



Bachelors or
Higher Degree

■ 48.18%
■ 44.72%
■ 40.94%



Average HH
Income

■ \$80,108
■ \$90,778
■ \$87,719



Unemployment
Rate

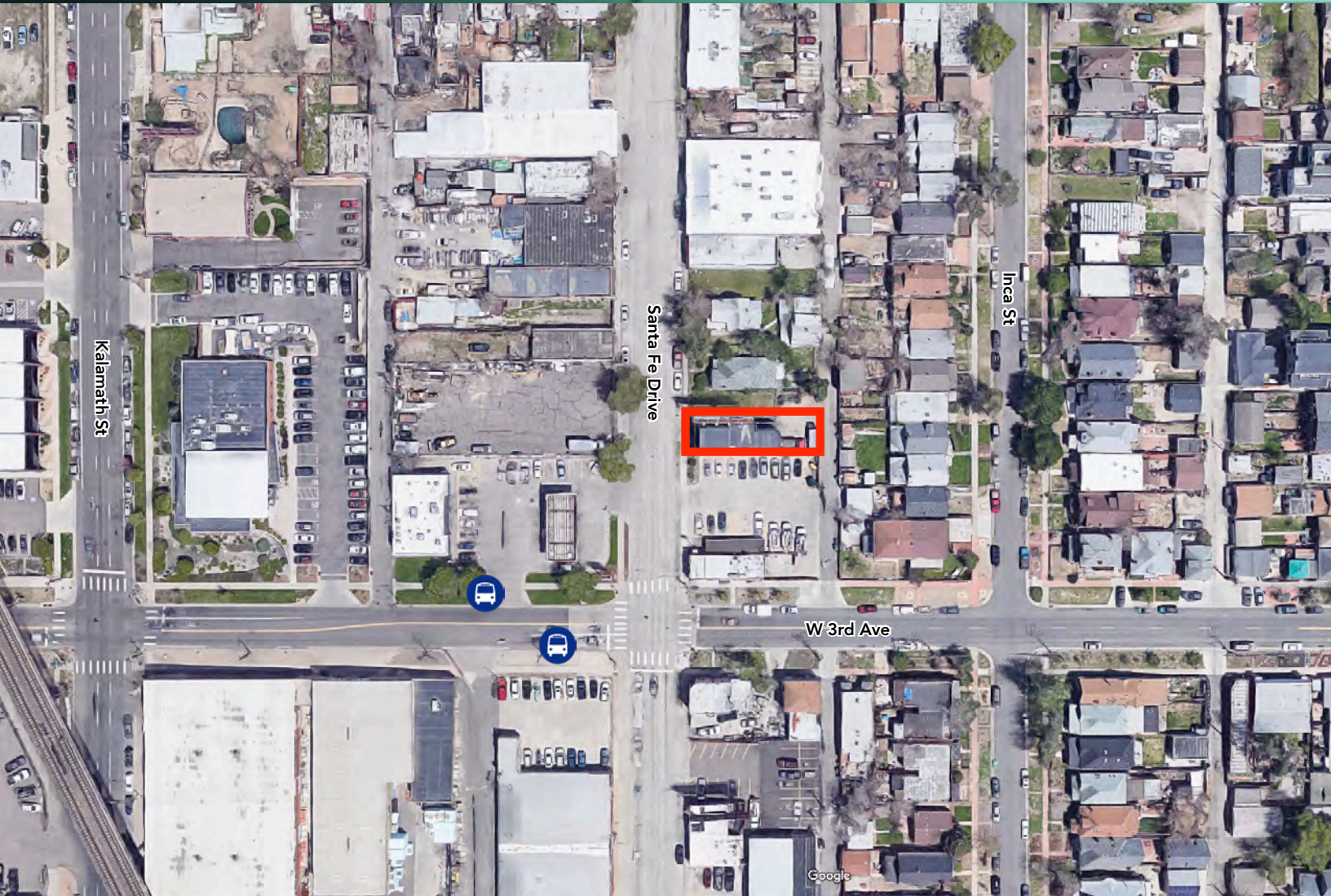
■ 2.18%
■ 1.95%
■ 1.99%



Median
Home Value

■ \$383,948
■ \$432,348
■ \$388,038

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