

3000 S FEDERAL BLVD, DENVER, CO 80236

PRIME DEVELOPMENT LAND FOR SALE

2960 W CORNELL AVE, DENVER, CO 80236



navpoint
REAL ESTATE GROUP

LAND BREAKDOWN



PURCHASE PRICE
\$1,500,000



TOTAL SITE SIZE
0.43 ACRES



ZONING
S-MX-3



COUNTY
DENVER

2960 W CORNELL AVENUE
05321-14-002-000
0.23 ACRES - 10,100 SF

3000 S FEDERAL BOULEVARD
05321-14-001-000
0.20 ACRES - 8,777 SF

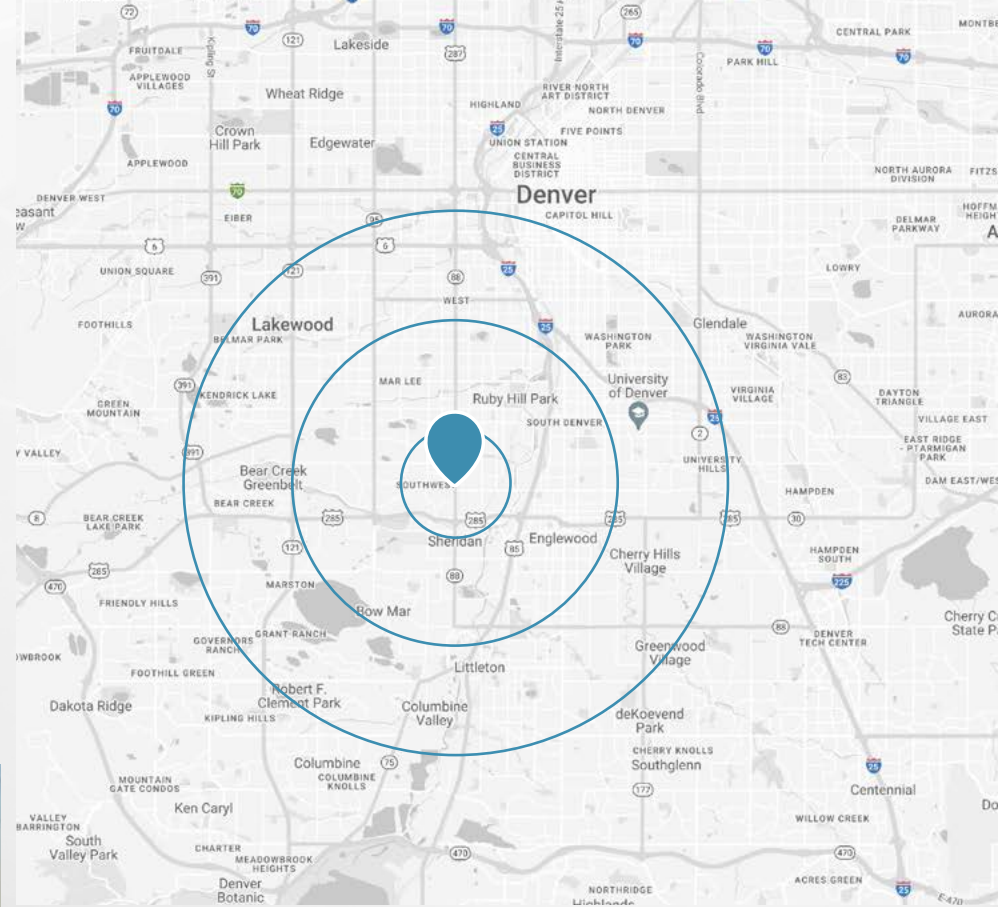


ALLOWED USES:

- MULTI-FAMILY (3-STORIES)**
- DAYCARE**
- RELIGIOUS ASSEMBLY**
- PARKING GARAGE**
- RESTAURANT**
- LODGING**
- MEDICAL OFFICE**
- AUTO SALES AND REPAIR (LIMITED)**
- GENERAL RETAIL**

PROPERTY HIGHLIGHTS

- Directly across S Federal Boulevard from the Loretto Heights Redevelopment
- Just North of Highway 285
- Many surrounding retailers in the S Federal Boulevard corridor
- High daily traffic counts
- Easy access to property on hard corner of Federal Boulevard & W Cornell Ave



	1 MILE	3 MILES	5 MILES
POPULATION			
2028 Projection	18,443	142,590	371,031
2023 Estimate	18,277	140,266	370,573
Growth 2023-2028	0.2%	0.3%	0.0%
Average Household Size	2.8	2.4	2.3
Median Age	35.5	37.2	37.2
2023 Avg Household Income	\$105,490	\$131,392	\$155,272
EMPLOYMENT			
Businesses	898	7,740	21,744
Employees	7,539	62,868	163,079

PROPERTY LOCATION



285

285

 **81,000**
Vehicles Per Day

LORETTO HEIGHTS REDEVELOPMENT

PROPERTY



 **27,000**
Vehicles Per Day

W CORNELL AVENUE

W BATES AVENUE

S DECATUR STREET

LORETTO HEIGHTS REDEVELOPMENT

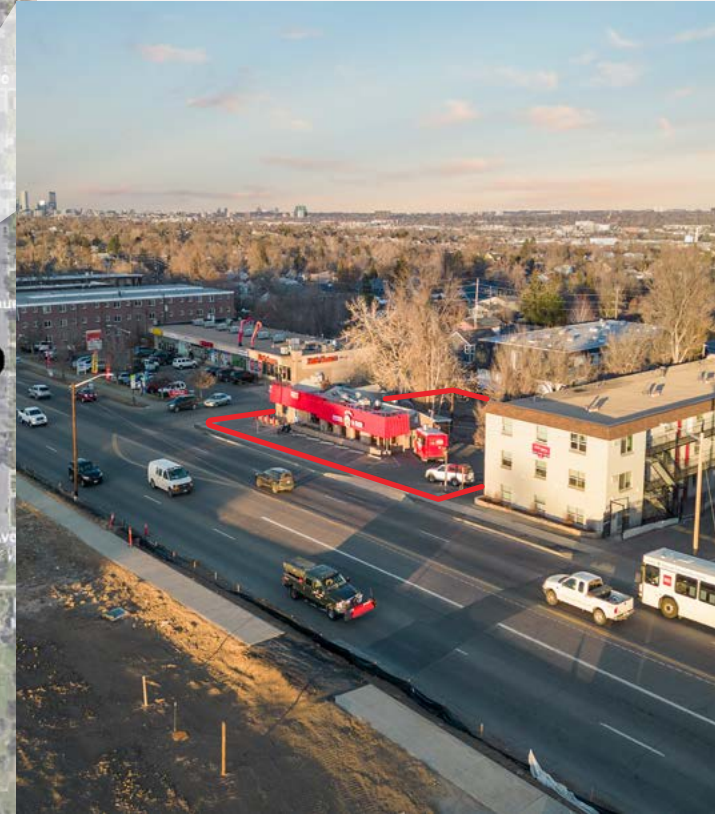
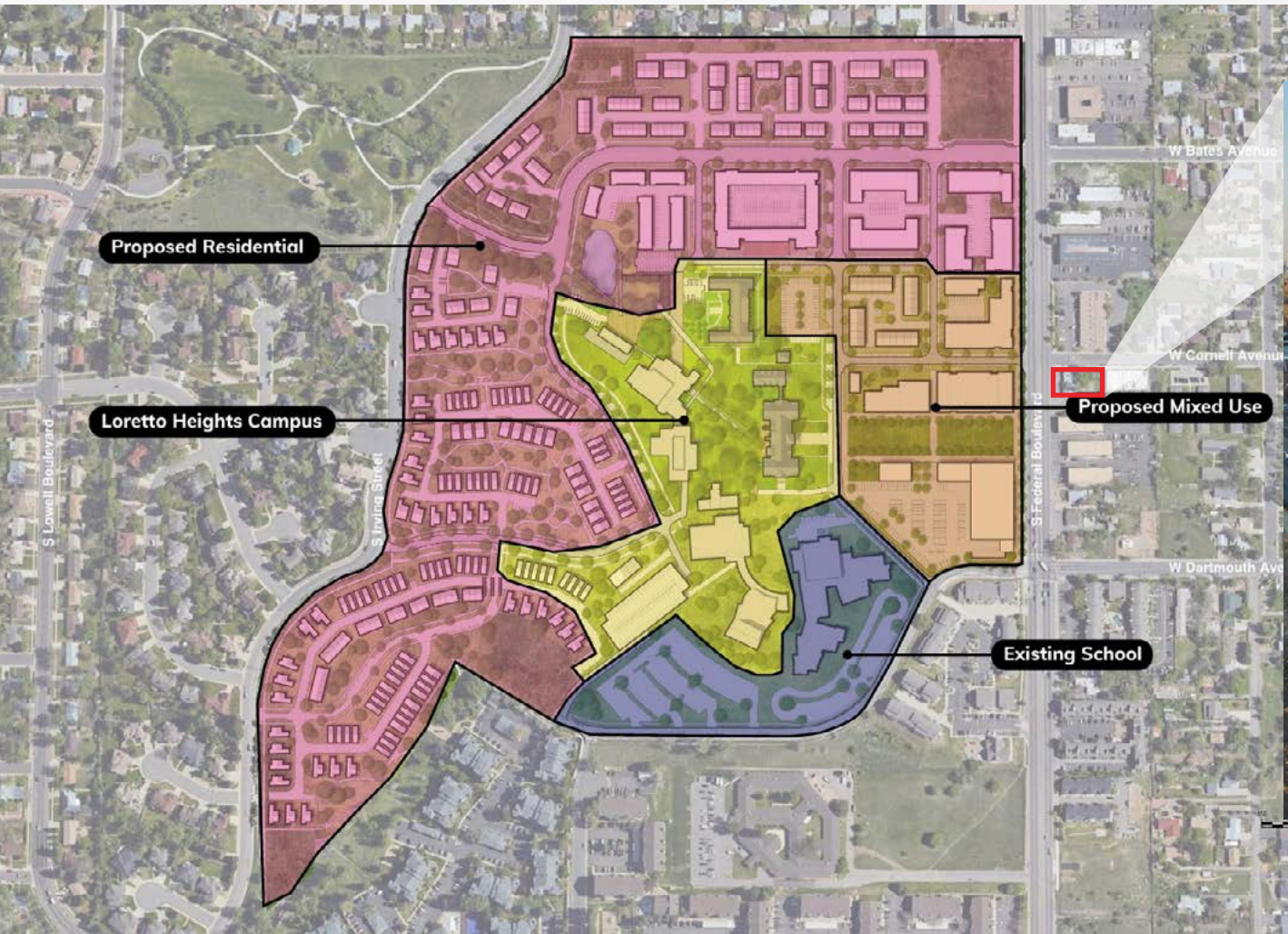
The 72-acre Loretto Heights campus has stood as a longtime landmark site visible from southwest Denver. Originally built as a Catholic women's college founded in 1891, Loretto Heights College closed in 1988 and the campus has remained mostly vacant for decades. New plans are now moving forward to redevelop and repurpose the iconic grounds into a vibrant mixed-use community.

Led by developer Westside Investment Partners in partnership with the City of Denver, plans call for a mixed-use neighborhood integrating for-sale and rental housing, retail, office, civic and cultural uses. The aim is to blend historic preservation of select original campus buildings alongside new residential and commercial construction. Early projections estimate over 1,000 housing units plus 150,000 square feet of retail/office space built out in targeted phases over 10-15 years.

Situated near major thoroughfares like Federal Blvd and Dartmouth Ave, Loretto Heights offers close proximity to dining, entertainment and employers. The development team is collaborating closely with surrounding neighborhoods and aims to retain public park spaces, walking trails and sweeping views of Denver's skyline.



LORETTO HEIGHTS REDEVELOPMENT



For more information regarding the Loretto Heights Redevelopment Project, please see informational links below.

[CITY OF DENVER PROJECT SUMMARY](#)

[FLYOVER DIGITAL RENDERING](#)

[CULTURAL HUB SUMMARY](#)

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