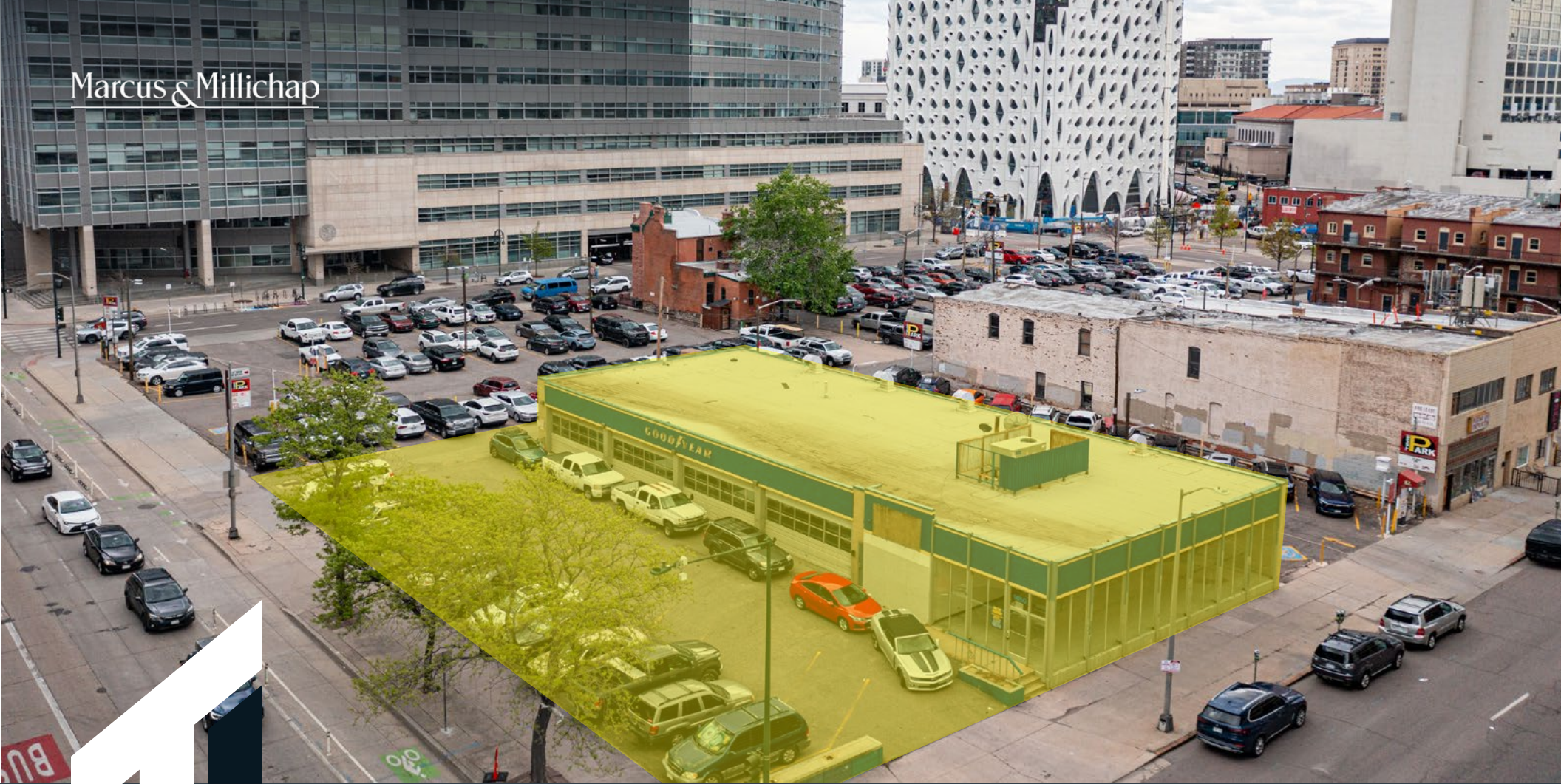


Marcus & Millichap



# 1460 TREMONT

PLACE

PRIME DEVELOPMENT OR OWNER-USER OPPORTUNITY AT THE SIGNALIZED INTERSECTION OF TREMONT PLACE AND 15TH STREET IN DOWNTOWN DENVER, COLORADO



BRANDON MICHAELS  
GROUP



DOWNTOWN DENVER



EXCLUSIVELY LISTED BY

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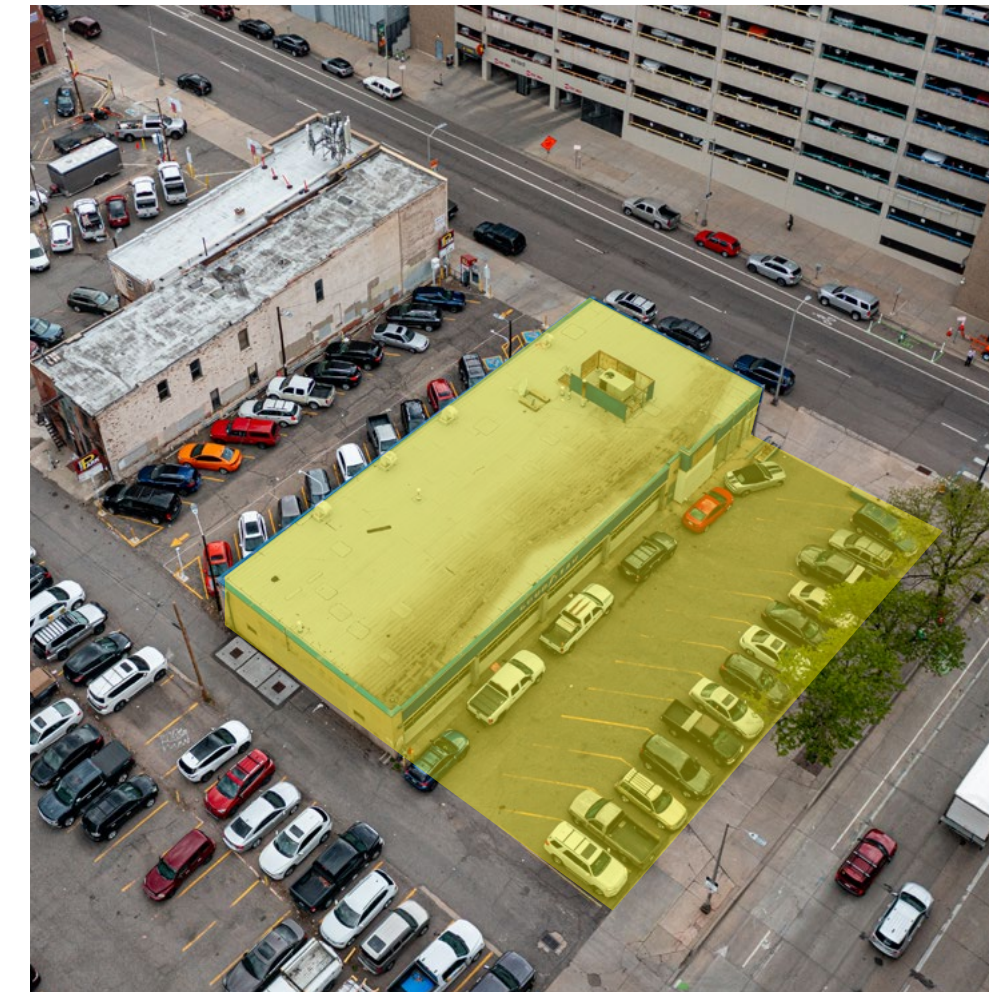
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# CAPITOL HILL

# LINCOLN PARK

# 1460 TREMONT PLACE

COLORADO STATE CAPITOL

CIVIC CENTER PARK

CONVENTION CENTER

PERFORMING ARTS COMPLEX

DENVER PAVILIONS MALL

# DOWNTOWN DENVER

## HOTELS

- 1 Sheraton Denver
- 2 Sonesta Denver
- 3 Hyatt Place
- 4 Homewood Suites
- 5 Hilton Garden Inn
- 6 Hyatt Regency
- 7 Le Meridien
- 8 Embassy Suites

## RESTAURANTS

- 1 The Lockwood
- 2 5280 Burger
- 3 Earl's Kicthen & Bar
- 4 Maggianos Little Italy
- 5 Yardhouse
- 6 Appaloosa Grill
- 7 La Loma
- 8 Territory Kitchen & Bar

## SHOPPING

- 1 Downtown Shopping Mall
- 2 Denver Pavillions Mall
- 3 I Heart Denver
- 4 Hudson's Bay Center
- 5 Wild West America
- 6 Simply Colorado





# PROPERTY SUMMARY

|                         |  |
|-------------------------|--|
| ADDRESS                 | 1460 Tremont Place<br>Denver, CO 80202   |
| PRICE                   | \$3,500,000                              |
| BUILDING SIZE           | 6,120 SF                                 |
| PRICE PER SF (BUILDING) | \$572                                    |
| LOT SIZE                | 12,500 SF                                |
| PRICE PER SF (LAND)     | \$280                                    |
| ZONING                  | D-C, UO1<br>Sunlight Preservation Area 1 |

[DOWNLOAD DENVER ZONING CODE](#)

PRIME DEVELOPMENT OR OWNER-USER OPPORTUNITY AT THE SIGNALIZED INTERSECTION OF TREMONT PLACE AND 15TH STREET IN DOWNTOWN DENVER, COLORADO



### PRIME DEVELOPMENT OPPORTUNITY

- 12,500 SF of Land in Core Downtown Denver
- Current Zoning is D-C, UO1, one of Denver's most desirable zonings for Developers
- 6,120 SF Former Automotive Building with 4 roll-up doors and showroom space makes for ideal owner user possibilities
- Current Zoning's FAR allows for a developer to build between 10 and 21 Times the Lot Size
- Development Opportunities: Potential for Development or Redevelopment Project to Capitalize on the Area's Growth and Demand



### EXCELLENT DOWNTOWN DENVER CORNER LOCATION

- Prime Location: Situated at the highly desirable intersection of Tremont Place and 15th Street in Downtown Denver, offering high visibility and accessibility.
- Walking Distance to Webb Municipal Building, Denver Athletic Club, Denver's Performing Arts Center and Civic Center Park.
- Proximity to key attractions, including restaurants, shops, entertainment venues and transportation hubs, enhancing property value and rental potential
- Upscale Surroundings: Surrounded by upscale residential developments, hotels and cultural amenities, contributing to the areas appeal and potential for long term appreciation.
- Adjacent to Denver's Golden Triangle, aka Civic Center, in bustling Downtown Denver which is home to the Colorado State Capitol and multiple museums, including the History Colorado Center and the prestigious Denver Art Museum. Its streets are lined with art galleries, diverse restaurants, brewpubs, and quaint coffee shops. Civic Center Park is popular for picnic lunches, while the Curious Theater Company stages regular productions
- Close proximity to The Community College of Denver and Metropolitan State University of Denver
- Situated with easy access to Interstate 70 and 25

## INVESTMENT HIGHLIGHTS

### DENSE IMMEDIATE POPULATION WITH STRONG UNDERLYING DEMOGRAPHICS

- Over 254,000 residents in the surrounding 3-Mile Radius
- Over 130,000 Day Time Employees with 1-Mile
- Favorable Demographics: The Demographic Profile of the area, including affluent residents and young professionals, supports a variety of retail, dining and entertainment offerings
- Median Household Income north of \$70,000 within 1-Mile and over \$79,000 within 3-Miles
- The Surrounding Population also contributes to a staggering consumer spending total of more than \$2.5 billion

### DENVER IS A THRIVING MARKET AND BUSTLING ECONOMY

- Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure
- Highly Educated labor force with roughly 42 percent of residents hold at least a bachelor's degree
- 10 Fortune 500 Companies located within the Denver Metro Region
- Metro area expected to add over 206,000 new residents over the next 5 years
- Gains in higher-paying employment sectors will keep median household income well above the national median
- Denver's economy is expanding, with the annual change in GDP expected to reach 2.9% this year



## BALL ARENA



## AREA OVERVIEW

### BALL ARENA

Ball Arena (formerly Pepsi Center) is a multi-purpose arena located in Denver, Colorado. It is situated at Speer Boulevard, a main thoroughfare in downtown Denver, and is served by two nearby exits off Interstate 25. A light rail station is on the western side of the complex. Opened in 1999, it is the home arena of the Denver Nuggets of the National Basketball Association (NBA), the Colorado Avalanche of the National Hockey League (NHL), and the Colorado

Mammoth of the National Lacrosse League (NLL). The arena replaced McNichols Sports Arena as the home of the Avalanche and Nuggets. Groundbreaking for the arena was held on November 20, 1997, on the 4.6-acre (19,000 m<sup>2</sup>) site. Its completion in October 1999 was marked by a Celine Dion concert. Also included in the complex are a basketball practice facility used by the Nuggets, and the Breckenridge Brewery Mountain House.

## COLORADO STATE CAPITOL



### COLORADO STATE CAPITOL

The building is intentionally reminiscent of the United States Capitol. Designed by Elijah E. Myers, it was constructed in the 1890s from Colorado white granite, and opened for use in November 1894. The distinctive gold dome consists of real gold leaf, first added in 1908, commemorating the Colorado Gold Rush. The building is part of Denver's Civic Center area. It was listed on the National Register of Historic Places as part of the Civic Center Historic District in 1974, and became

part of the Denver Civic Center National Historic Landmark District in 2012.

A major safety upgrade project, funded by the Colorado State Historical Fund, was started in 2001 and completed in 2009. The design by Fentress Architects added modern safety features, like enclosed stair towers, that blend in with the original architecture. The Colorado Capitol Building is featured on many of Denver's Architectural tours.

### DENVER PERFORMING ARTS COMPLEX

The site of the Arts Complex has a long and noteworthy history as a cultural and civic center for metropolitan Denver, the state of Colorado, and the entire Rocky Mountain region. Owned and Operated by Denver Arts & Venues, the campus continues to serve as a vibrant cultural hub and gathering place for our community today.

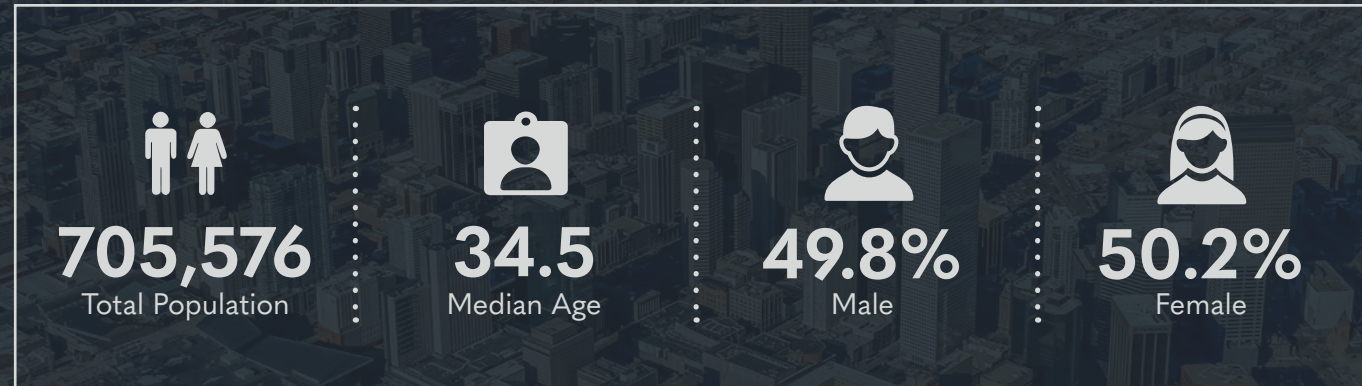
It's home to four esteemed performing arts institutions – Colorado Ballet, Colorado Symphony, Denver Center for the Performing Arts and Opera Colorado – and plays a welcoming host to many national acts and local groups, festivals, conferences, public events and more.



### DENVER PERFORMING ARTS COMPLEX

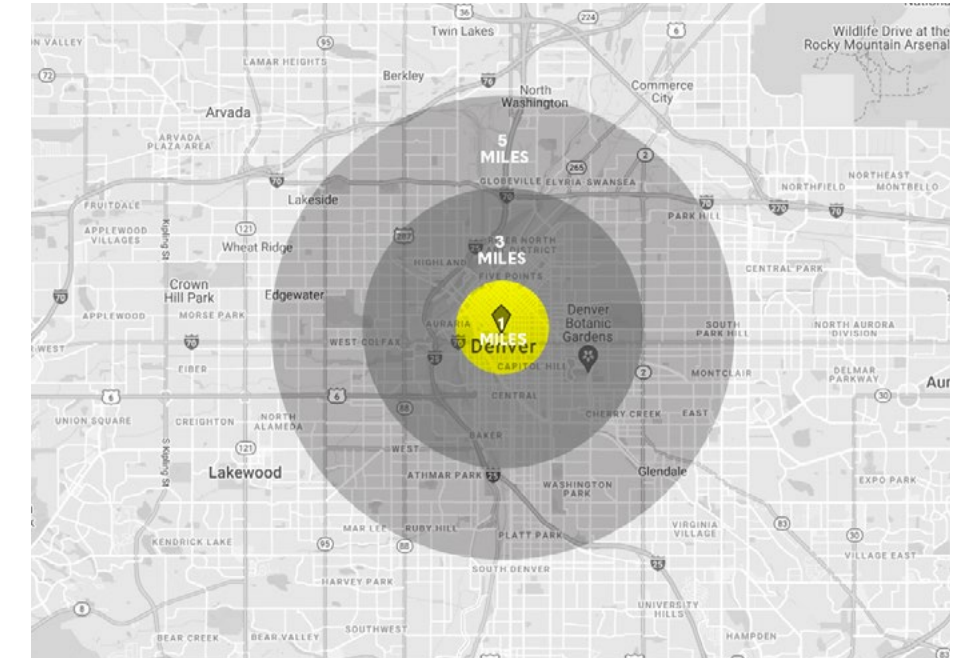
# DENVER, COLORADO

## DEMOGRAPHICS

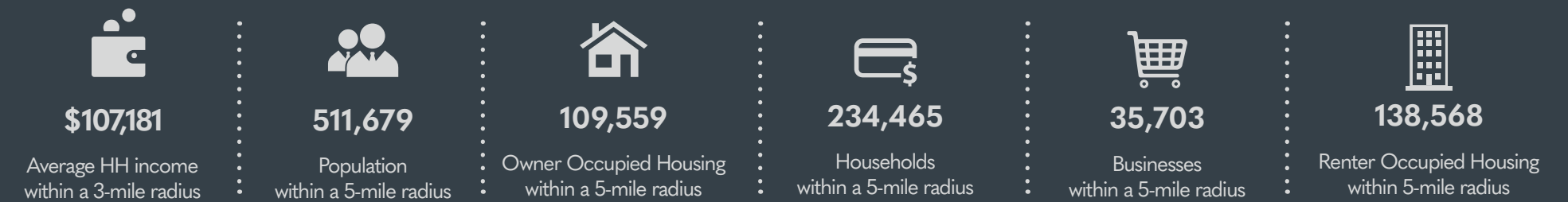
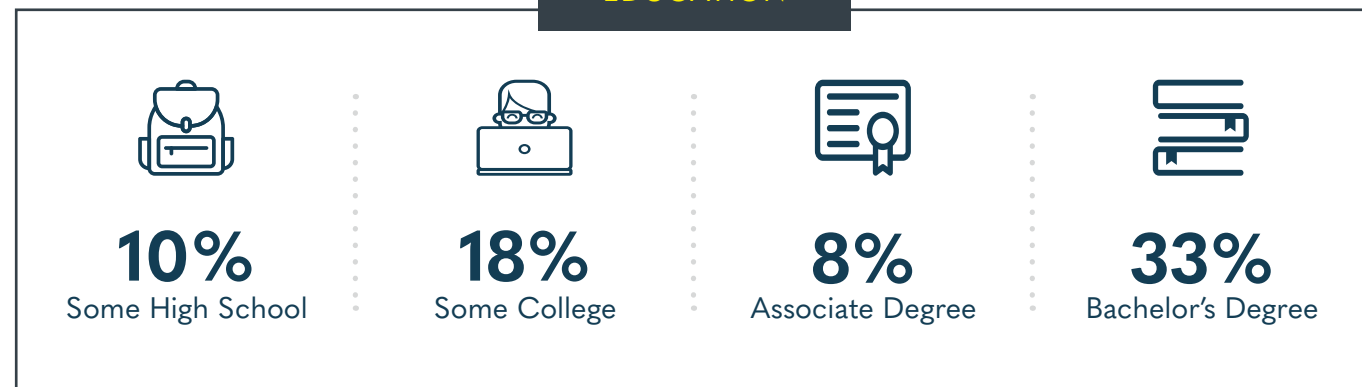


## DEMOGRAPHICS BY RADIUS

| Demographics                    | 1 Mile   | 3 Mile    | 5 Mile    |
|---------------------------------|----------|-----------|-----------|
| 2021 Population                 | 50,025   | 254,753   | 511,679   |
| 2021 Households                 | 31,597   | 130,468   | 234,465   |
| 2021 Avg. Household Size        | 1.5      | 1.9       | 2.1       |
| Annual Growth 2021-2026         | 1.6%     | 1.4%      | 1.2%      |
| 2021 Median Age                 | 34.1     | 34.8      | 35        |
| 2021 Owner Occupied Households  | 7,653    | 51,605    | 109,559   |
| 2021 Renter Occupied Households | 26,441   | 88,302    | 138,568   |
| 2021 Avg. Household Income      | \$96,052 | \$107,181 | \$104,648 |
| 2021 Median Household Income    | \$70,844 | \$79,515  | \$76,051  |
| Businesses                      | 8,259    | 21,598    | 35,703    |



## EDUCATION



PRICING

|                     |  |
|---------------------|--|
| Price               | \$3,500,000                              |
| Building Size       | 6,120 SF                                 |
| Lot Size            | 12,500 SF                                |
| Price/SF (Building) | \$572                                    |
| Price/SF (Land)     | \$280.00                                 |
| Year Built          | 1967                                     |
| Zoning              | D-C, UO1<br>Sunlight Preservation Area 1 |





# Marcus & Millichap

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1460  
TREMONT  
PLACE