

4900 CHERRY CREEK S. DR

CHERRY CREEK // DENVER, COLORADO





// EXECUTIVE SUMMARY //

offering summary

JLL, as exclusive advisor, is marketing for sale a prime development opportunity at 4900 Cherry Creek S. Drive, at the southeast corner of Cherry Creek S. Drive and S. Cherry Street, in Denver's premier Cherry Creek market.

4900 Cherry Creek S Dr ("the Site") consists of 0.75 developable acres. The Site is located two miles southwest of Cherry Creek North, a 16-block walkable shopping district renowned for being the region's most premier shopping destination. A true live-work-play location, the Site represents a rare, actionable opportunity for qualified developers to capitalize on a dynamic development program in an insulated submarket with high barriers to entry. Within the Denver Zoning Code, the Site has a supported density of up to 3 stories and is intended to allow for a vibrant mix of uses within the scale of the surrounding residential projects.

4900 Cherry Creek S Drive is bordered by Cherry Creek S Drive to the north and S Cherry Street to the west. The Cherry Creek Trail is just north of the site and offers direct access to Denver's renowned recreational trail system. Quality of life, proximity to luxury lifestyle amenities and the unique opportunity to develop a boutique project in Cherry Creek differentiate this actionable development opportunity.

investment highlights



ACTIONABLE DEVELOPMENT OPPORTUNITY IN PREMIER CHERRY CREEK SUBMARKET

The 4900 Cherry Creek S site is a prime infill site located within the confines of Denver's highly desirable and exclusive Cherry Creek submarket. The 0.75-acre infill site represents a rare opportunity for qualified developers to capitalize on a dynamic development project of up to 3 stories.

LIVE – WORK – PLAY LOCATION

4900 Cherry Creek S represents a true live-work-play development opportunity. Surrounded by a plethora of retail amenities such as Cherry Creek North, Square One Center, and Cherry Creek Shopping Center, 4900 Cherry Creek S boasts an unparalleled offering of quality of life. The highly amenitized urban location is further enhanced by close proximity to recreational amenities; 4900 Cherry Creek S is within walking distance to the Cherry Creek Trailhead, the Garland and City of Brest parks, and is within a short drive of additional, mountainous recreational amenities that are at the core of Denver's outdoor lifestyle.

COMPELLING DEMOGRAPHICS

Surrounded by Denver's most affluent neighborhoods, the Site is supported by an exceptional demographic base. Multifamily projects in the Cherry Creek market achieve some of the highest rents in the metro, averaging close to \$2.5 per SF as of Q3 2021. The strong demographics drive equally impressive commercial activity. Cherry Creek attracts high-end retail tenants and companies willing to pay a premium exchange in order to call the neighborhood home.

EXCEPTIONAL ACCESS

49 Cherry Creek S is within 30 minutes of metro Denver's busiest hubs including Southeast Business Corridor, Downtown Denver, Fitzsimons Medical District, and Cherry Creek Shopping Center. With excellent street frontage on Cherry Creek Dr and connectivity to Denver's highway network, the Site's location provides seamless access to the greater metro.

LARGE EMPLOYMENT BASE

Conveniently located minutes from the Denver Tech Center, one of Colorado's largest employment hubs, which employs 230,000+ individuals. Additionally, the site is 5.5 miles away from the Denver Central Business District which employs 190,000+ individuals.

WITHIN 2-MILE RADIUS OF THE SITE

56%

of residents have a bachelor's or graduate degree

\$119,983

average household income

DRIVE TIME

Cherry Creek Shopping District

8-MINUTE DRIVE

Southwest Business Corridor

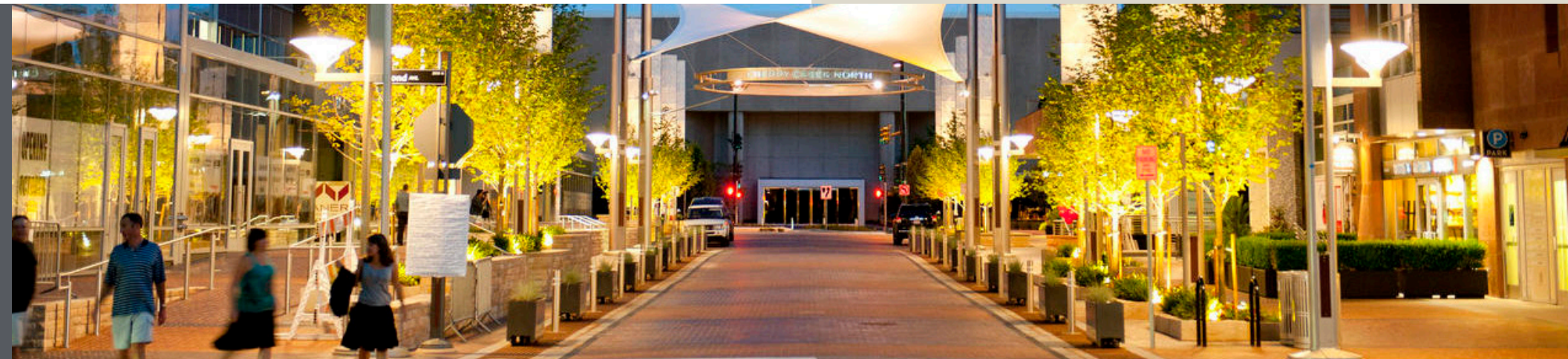
13-MINUTE DRIVE

Downtown Denver

16-MINUTE DRIVE

DIA

40-MINUTE DRIVE





// PROPERTY OVERVIEW //

property summary

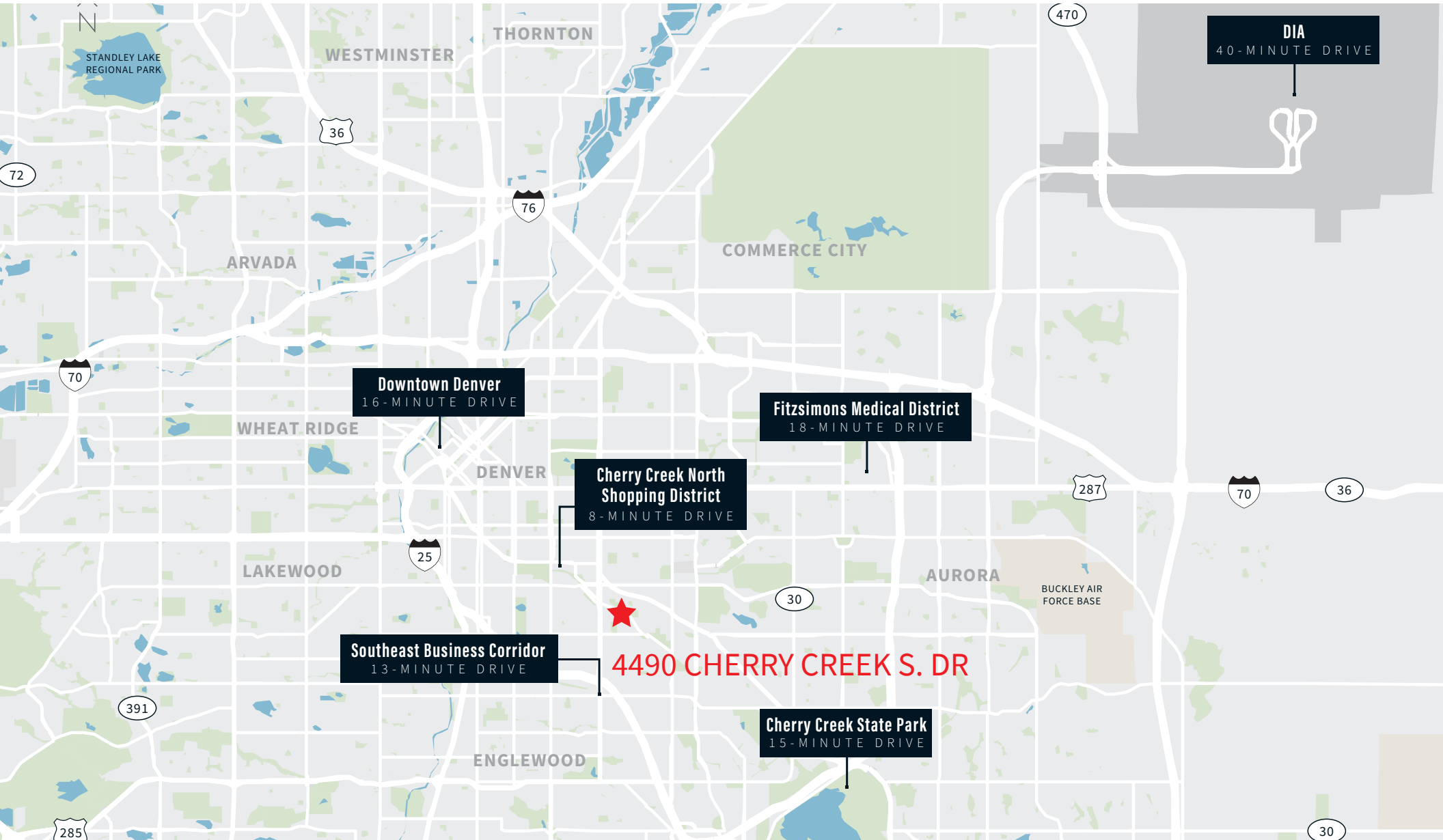
The 0.75 Acre Site is bound by Cherry Creek S. Dr to the North and S Cherry St to the West.

ADDRESS	4900 Cherry Creek S Dr
PARCEL	06184-13-008-000
SIZE	0.75 Acres, 32,670 SF
CURRENT ZONING	S-MX-3
SCHOOL DISTRICT	Cherry Creek School District
MILL LEVY	74.195
CHERRY CREEK S DR FRONTAGE (SF)	250 Ft

EXISTING USE

The existing building on the site currently serves as a medical office building that is set up to serve the unique needs of psychoanalysts and their patients. There are 15 private suites that are leased to individual practitioners. The site is 73% leased currently and all leases are on a month-to-month basis.

location & access



contact information

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.