



225 E. 20th Avenue FOR SALE OR FOR LEASE

± 0.34 acre boutique transit-oriented development site
at the gateway to Downtown Denver

C-MX-5 Zoning





Site details

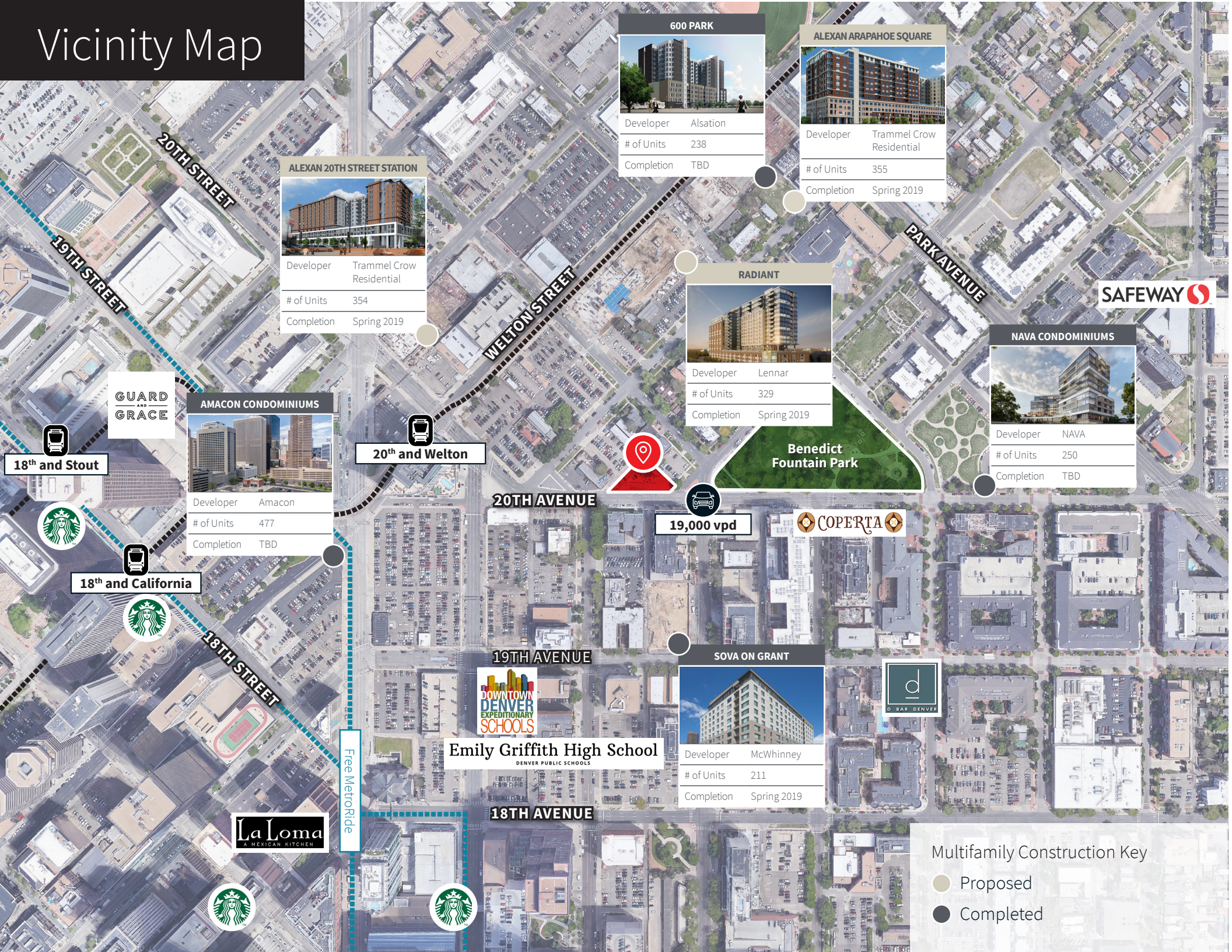
Sale Price	\$3,500,000
Lease Price	\$25.00 PSF NNN
Building Size	2,600 SF
Site Size	± .34 acre (14,800 SF)
Zoning	C-MX-5
Mill Levy	77.365 (2019)
Condition	2,600 SF quick-serve restaurant space constructed in 1957

Highlights

- High visibility location at the gateway to Denver's Central Business District
- Within Denver's vibrant Uptown neighborhood
- Surrounded by large-scale development
- One block to the 20th & Welton Light Rail Station
- Adjacent to the Benedict Fountain Park
- Within walking distance to St. Luke's / St. Joe's Hospital



Vicinity Map



ALEXAN 20TH STREET STATION



Developer	Trammel Crow Residential
# of Units	354
Completion	Spring 2019

600 PARK



Developer	Alsation
# of Units	238
Completion	TBD

ALEXAN ARAPAHOE SQUARE



Developer	Trammel Crow Residential
# of Units	355
Completion	Spring 2019

RADIANT



Developer	Lennar
# of Units	329
Completion	Spring 2019

NAVA CONDOMINIUMS



Developer	NAVA
# of Units	250
Completion	TBD

SAFeway

GUARD AND GRACE

AMACON CONDOMINIUMS



Developer	Amacon
# of Units	477
Completion	TBD



20th and Welton

20TH AVENUE



19,000 vpd

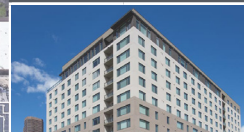


19TH AVENUE



Emily Griffith High School
DENVER PUBLIC SCHOOLS

SOVA ON GRANT



Developer	McWhinney
# of Units	211
Completion	Spring 2019



La Loma
A MEXICAN KITCHEN

Free Metrolink

Multifamily Construction Key

● Proposed

● Completed

Neighborhood *highlights*

Destination for entertainment

Home to Denver's Restaurant Row
3rd Hottest Food City
—Zagat

WITHIN 3 BLOCKS

20+ RESTAURANTS
15+ BARS

Surrounded by employment centers

130,000

CBD
EMPLOYMENT

15,000

ST. LUKE'S / ST. JOE'S
EMPLOYMENT

1st Best Place for
Business and Careers
—Forbes

Outstanding access



90

Walker's
Paradise



80

Excellent
Transit



96

Biker's
Paradise

CBD new construction market rates

\$36–\$38/SF

NNN office lease rate

\$186/day

daily hotel rate

\$34–\$38/SF

NNN retail rents

5.8%

new construction CBD vacancy

\$1M (\$628/SF)

avg. condo sale price (since 2015)

14.2%

retail vacancy

\$200/mo

avg. unreserved parking rate

\$2,136 (\$2.62/SF)

class A multifamily rents

\$260/mo

avg. reserved parking rate

5.62%

CBD multifamily vacancy

Source: Apartment Insights



For more information, contact:

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