



FOR SALE

2235 Arapahoe St

2235 Arapahoe St | Denver, CO 80205



PROPERTY BROCHURE

CONTACT:

PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT
303.512.1162
pyeddis@uniqueprop.com

ALEXANDER C. SEGALAS

BROKER ASSOCIATE
720.881.6349
asegalas@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Sale Price:	\$3,150,000
Price Per SF:	\$285
Building Size:	11,056 SF Plus Basement 11,993 SF
Ceiling Height:	Varies
Parking:	24 Off-Street
Year Built:	1889 Has Been Updated
Zoning:	D-AS
Cross Streets:	Arapahoe & Broadway
Power:	220 Volt, 3 Phase
Water:	3/4"

PROPERTY HIGHLIGHTS

- Located in Arapahoe Square Rezoning District & Can Go Up To 30 Stories
- Great Development Opportunity
- Signage on Building Available
- Rare Parking Lot Included
- Two Floors Plus Full, Usable Basement
- Industrial Elevator
- Centrally Located with Excellent Access to I-25 & I-70
- Near Coors Field, Numerous Restaurants, Bars, Breweries, Retail
- Rare Availability
- High Ceilings
- Open Floorplan

Arapahoe Square OK'd for 30-story buildings

By Jon Murray
The Denver Post

The Denver City Council has approved sweeping proposals aimed at helping to transform downtown's Arapahoe Square from an area dominated by parking lots into the city's next dense, walkable neighborhood.

City planning officials envision that development eventually could bring thousands of new housing units to the area, if developer interest holds.

Zoning changes approved Monday night divide a 21-block area sandwiched between 20th Street and Park Avenue into two newly created zone districts that allow 12-plus stories closer to Park and 20-plus stories closer to 20th Street, the boundary with the Central Business District.

Those unusually defined height boundaries are intentionally elastic: Developers can build even higher — up to 20 or 30 stories, respectively — if they meet criteria such as concealing parking garages from the street or designing slimmer towers atop shorter bases, called "point towers."

Those new zone districts between 20th and Park stretch from properties fronting Lawrence Street to those fronting Welton Street, in Five Points. Broadway cuts through the rezoned area diagonally.

The height flexibility will allow taller buildings for some projects than would have been permitted by the current zoning, which predated Denver's 2010 rezoning of most of the rest of the city.

The council approved

Downtown's next hot neighborhood

The Denver City Council voted this week to change zoning rules in area north of downtown to allow for taller buildings.



The Denver Post

two paired zoning proposals 8-1 on Monday.

Those new maximum heights spurred a little controversy among some residents of surrounding neighborhoods, especially when coupled with no requirement for developers in the new zones to provide parking. But the rezoning process for such a large area, which is well-served by transit, has been relatively smooth in the context of Denver's contentious development boom.

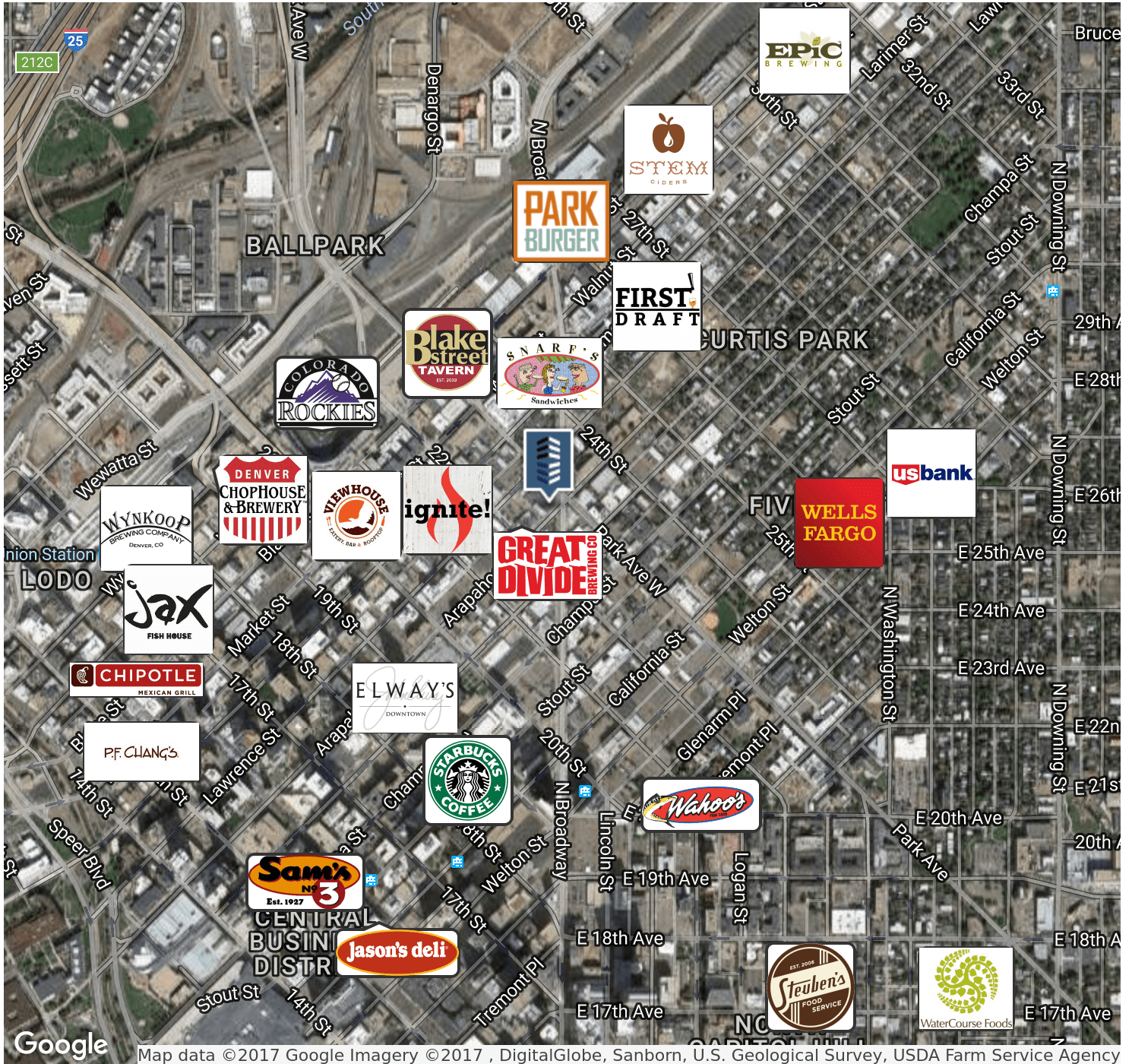
District 9 Councilman Albus Brooks, who represents most of downtown, said the zoning changes carry out the vision of the 2011 Northeast Downtown Neighborhoods Plan, which was led by his predecessor, the late Carla Madison.

On the council, the lack of any restrictions or incentives in the Arapahoe Square plans

to encourage affordable housing construction gave some members pause. Paul Kashmann cited the issue in voting no — despite, he said, liking other aspects of the zoning changes. Rafael Espinoza abstained from voting, also citing misgivings.

Other members and city staff said that choice on affordable housing was made in part because Mayor Michael Hancock's administration and the council are drafting proposals geared toward raising at least \$150 million over 10 years for housing subsidies. Those probably will include a property tax increase and a new impact fee that, if enacted, would apply to future development projects in Arapahoe Square, along with the rest of the city.

The Denver Planning Board previously approved the proposals 6-0.



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DEMOGRAPHICS (2016)	1 Mile	3 Mile
Population	37,801	207,215
Households	22,227	105,774
Average Household Income	\$91,985	\$79,536
Employees	113,472	250,048
Businesses	8,741	21,416

TRAFFIC COUNTS	AVERAGE DAILY VOLUME
Broadway & Lawrence	20,472
23 rd & Park Ave	19,908
22 nd & Lawrence	21,270
Broadway & Curtis	18,944
23 rd & Lawrence	20,595

