

**1164 & 1180**

**KALAMATH ST**  
DENVER, CO 80204

**\$1,725,000**  
**SALES PRICE**

**LAND**



**TOWNHOME INFILL SITE NEAR  
DOWNTOWN + LIGHT RAIL**



400 S BROADWAY  
DENVER, CO 80209

**MARC LIPPITT**

PRINCIPAL

303.321.5888

mlippitt@uniqueprop.com

**JUSTIN HERMAN**

SENIOR BROKER

720.881.6343

jherman@uniqueprop.com



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,725,000
Land SF:	15,018 SF
Land Price / SF:	\$114.86 / SF
Buildings:	2
Building SF:	13,881 SF
Building Price / SF:	\$124.27 / SF
Y.O.C.:	1164: 1890 1180: 1895
Zoning:	U-RH-2.5

### PROPERTY OVERVIEW

1164-1180 Kalamath Street is a 15,018 square foot lot on the hard corner of 12th Avenue and Kalamath Street in Denver, Colorado. The property is zoned U-RH-2.5 and would be perfect as a townhome site. The property is well located as it sits close to downtown Denver and is a 10 minute walk to the 10th & Osage light rail station. The dimensions of the property are approximately 150' x 100'. Infill sites like this are becoming more of a commodity and are highly sought after.

### PROPERTY HIGHLIGHTS

- Hard corner | 15,018 square feet
- U-RH-2.5 zoning | Townhome Zoning
- Approximately 150' x 100' in size.
- Close to downtown Denver | 5 Minute Drive
- 10 minute walk to 10th & Osage Station.

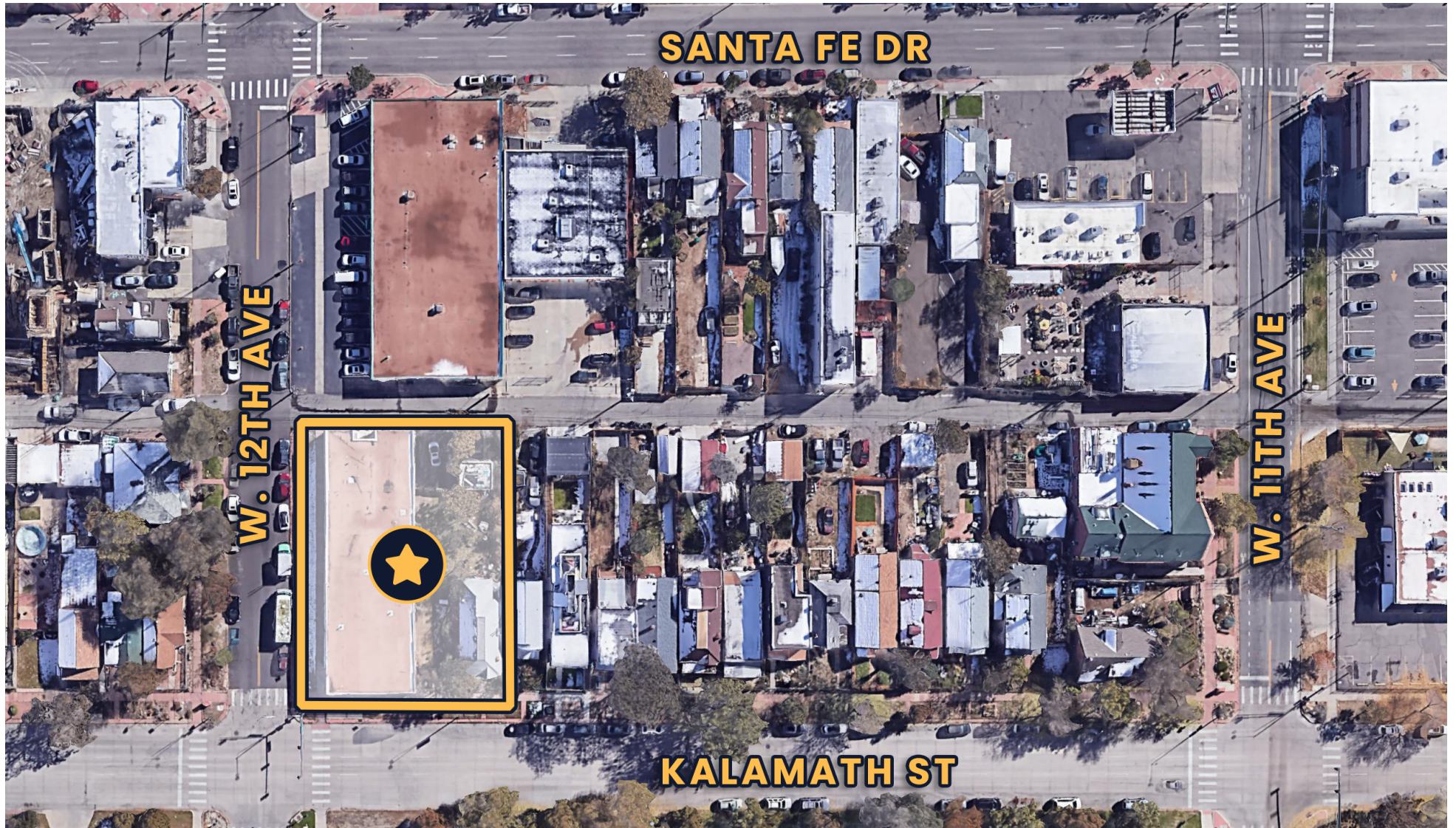


## PROPERTY PHOTOS



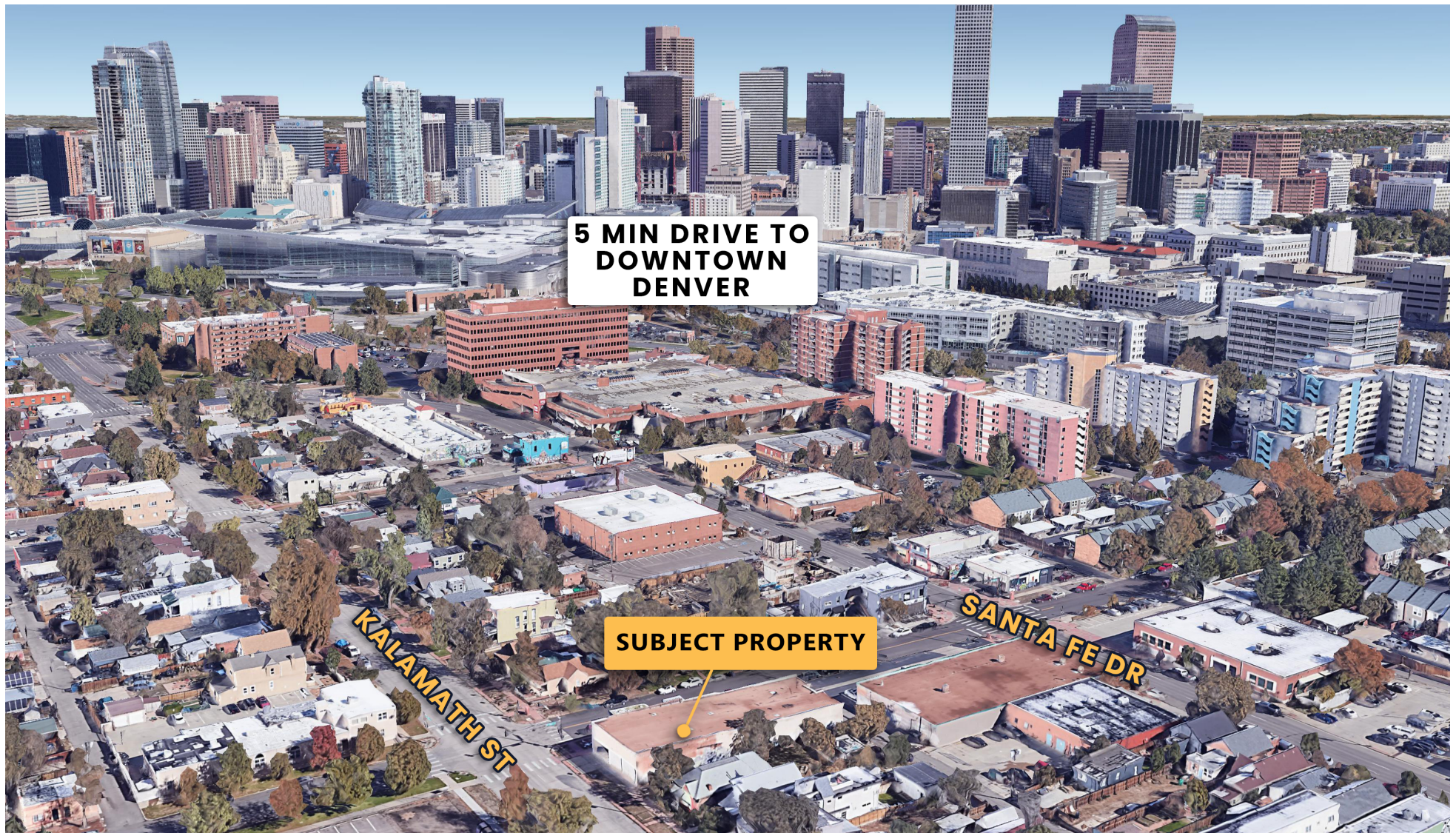


## SITE AERIAL





## CITY AERIAL







CoLab Apartments



SPEER BLVD

W 13TH AVE

SUBJECT  
PROPERTY

SANTA FE DR

SPEER BLVD









Greenlee  
Elementary School

KALAMATH ST

W 11 TH AVE



Denver West  
High School

OSAGE  
STATION





# Demographic Summary Report

Radius	1 Mile	3 Mile	5 Mile
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## Population

2010 Population	19,031	202,952	448,178
2021 Population	26,037	266,547	536,257
2026 Population Projection	27,962	284,945	565,550
Annual Growth 2010–2021	3.3%	2.8%	1.8%
Annual Growth 2021–2026	1.5%	1.4%	1.1%

## Households

2010 Households	11,029	98,871	202,398
2021 Households	15,224	131,735	244,799
2026 Household Projection	16,371	141,114	258,641
Annual Growth 2010–2021	2.7%	2.7%	1.7%
Annual Growth 2021–2026	1.5%	1.4%	1.1%
Avg Household Size	1.60	1.90	2.10
Avg Household Vehicles	1.00	1.00	2.00

2021 Households by HH Income	15,224	131,737	244,798
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Income: <\$25,000	3,573	23.47%	23,858	18.11%	42,097	17.20%
Income: \$25,000 – \$50,000	2,270	14.91%	19,581	14.86%	39,758	16.24%
Income: \$50,000 – \$75,000	2,288	15.03%	21,269	16.15%	41,151	16.81%
Income: \$75,000 – \$100,000	1,544	10.14%	14,580	11.07%	28,174	11.51%
Income: \$100,000 – \$125,000	1,353	8.89%	13,364	10.14%	24,387	9.96%
Income: \$125,000 – \$150,000	1,010	6.63%	10,495	7.97%	18,092	7.39%
Income: \$150,000 – \$200,000	1,591	10.45%	11,989	9.10%	21,266	8.69%
Income: \$200,000+	1,595	10.48%	16,601	12.60%	29,873	12.20%

2021 Avg Household Income	\$96,497	\$105,007	\$103,299
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2021 Med Household Income	\$68,983	\$76,990	\$74,626
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