



INDUSTRIAL



DENVER INFILL SPECIALISTS



SAM LEGER

CHIEF EXECUTIVE OFFICER 303.512.1159 sleger@uniqueprop.com

TIM FINHOLM

EXECUTIVE VICE PRESIDENT 303.512.1161 tfinholm@uniqueprop.com

GRAHAM TROTTER

BROKER ASSOCIATE 303.512.1197 gtrotter@uniqueprop.com

EXECUTIVE SUMMARY



\$5,191,000

1952

7,600

I-MX-5

29,666 SF (.68 Acres)

\$174.98 (Ground)

\$20,884.10

3/4"



OFFERING	SUMMARY
----------	----------------

Sale Price:

Lot Size:

Year Built:

Zoning:

Price / SF:

Building Size:

PR	OP	ERT	ΥO	VER	VI	EW

Unique Properties is proud to present 424 Lipan Street to qualified developers and users looking for a versatile infill parcel located in the rapidly developing Baker Neighborhood Submarket of Denver. With easy access to I-25 and 6th Ave Freeway, this mixed use redevelopment can be built up to 70 feet (5 stories) for a variety of uses.

PROPERTY HIGHLIGHTS

- 300+ Multi-Family development under construction one block North
- Zoned up to 5 stories
- Infill development hotbed
 - Walking distance to Movement Climbing Gym, Santa Fe Arts District, and an array of restaurants
 - Warehouse has a new Roof (2020)

Property Taxes (2022):

Water Tap:



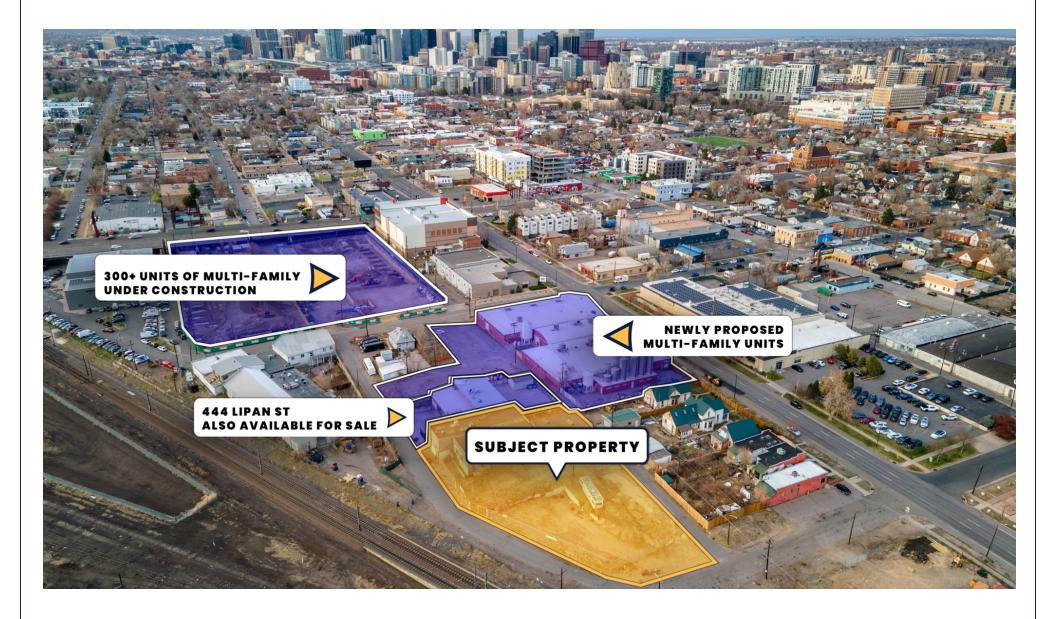
Sam Leger Chief Executive Officer 303.512.1159

Tim Finholm **Executive Vice President** 303.512.1161 sleger@uniqueprop.com tfinholm@uniqueprop.com gtrotter@uniqueprop.com

Graham Trotter Senior Broker Associate 303.512.1197 x226

424 LIPAN STREET DENVER, COLORADO / 2

SITE MAP



UNIQUE PROPERTIES TERM

LOCATION MAP



UNIQUE PROPERTIES TO THE STATES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,205	185,676	464,901
Average Age	29.7	32.4	33.5
Average Age (Male)	30.8	32.8	33.4
Average Age (Female)	30.0	32.7	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 5,914	3 MILES 91,430	5 MILES 209,091
Total Households	5,914	91,430	209,091
Total Households # of Persons per HH	5,914	91,430 2.0	209,091 2.2

* Demographic data derived from 2020 ACS - US Census

