



FOR SALE - REDEVELOPMENT W/ INCOME 3.97% CAP
CORNER LOT IN THE HIGHLANDS 6,020 SF - 100% Leased
3358-3360 N Navajo St | Denver, CO 80211



ZONED FOR A DUPLEX, URBAN HOUSE, TANDEM HOUSE & MORE!

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PROPERTY DESCRIPTION

2 Lots for sale located directly on the corner of N Navajo St. & W 34th Ave in the Denver Highlands. Combined lot size allows for 2+ units to be built on this beautiful corner in the center of one of Denver's hottest neighborhoods. Current Net Operating Income totals \$69,019 giving this property a 3.97% CAP rate, allowing a stable cash flow while going through entitlements and planning with the city. Properties of this size and location do not trade hands often, do not miss your chance to plant a flag in one of the fastest growing neighborhoods in the country!

PROPERTY HIGHLIGHTS

- Cash Flowing Asset - 1,675 SF Successful Tavern & 1,584 SF 4 Bdrm residence
- Can build 2.5 Stories (2 floors & rooftop)
- Walking distance to a multitude of bars, restaurants, sporting stadiums, venues, etc.
- Sits on Hill overlooking Denver

OFFERING SUMMARY

Sale Price:	\$1,735,000
Combined Lot Size:	6,020 SF
Combined Building Size:	3,884 SF
Zoning:	U-TU-B2

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,457	75,518	178,941
Total Population	19,334	153,741	394,295
Average HH Income	\$70,747	\$57,025	\$61,413

REDEVELOPMENT SALE OPPORTUNITY | LAND/INCOME



3358 N NAVAJO ST

PROPERTY OVERVIEW

Fantastic rental property in the heart of the Denver Highlands. This 4 Bed/1Bath home is currently leased through July, 2023 for \$2,400/month - a \$26,035 NOI. Combined with the neighboring corner lot at 3360 N Navajo gives the 2 parcels a combined square footage of 6,020 SF - well over the minimum lot size of 4,500 SF to build a new duplex, urban house, tandem house, or much more. Corner lots have additional density possibilities including row homes. Join surrounding new developments with a truly irreplaceable parcel with beautiful northern views, easy walking to a multitude of bars, restaurants, concert venues, sporting stadiums, and all there is to love about Downtown and the Denver Highlands.

3358 N NAVAJO ST SUMMARY

APN #:	02281-31-024-000
Building SF:	1,584 SF
Unfinished Basement SF:	625 SF
Beds/Baths:	4 Beds/1 Bath
Lot Size:	3,310 SF
Year Built:	1891
Taxes:	\$2,764.62 (2021)
Zoning:	U-TU-B2
Market:	Central Denver
Sub Market:	The Highlands
Cross Streets:	34th & Navajo St

PROPERTY HIGHLIGHTS

- Leased through 2023
- 3.97% CAP on Current Income - Combined with Corner Bar
- 2 off street parking spaces reserved in the rear
- Will rent consistently while working through development plans with the City and County.
- **Unbeatable location- Below market rent**

REDEVELOPMENT SALE OPPORTUNITY | LAND/INCOME



PROPERTY OVERVIEW

This well performing bar has been a staple to the Denver Highlands neighborhood for some time now. With 4 years remaining on the lease and a current NOI of \$42,984, this property has the ability to cash flow while bringing development plans through the city. This corner unit also has a zoning permit to operate a bar in one of the most trafficked corners of the Highlands - Navajo St. & W 34th Ave. This could allow for a new bar use (Walk in cooler included in sale), as well as all the building possibilities the current zoning allows with this lot size - Duplex, Urban house, Tandem House, and potentially rowhomes and other design possibilities.

OFFERING SUMMARY

APN #:	02281-31-023-000
Building SF:	1,675 SF
Lot Size:	2,710 SF
Year Built/Renovated:	1891/2015
Parking/Storage:	2 Garage Spaces in the Rear
Taxes:	\$3,840.22 (2021)
Zoning:	U-TU-B2
Market:	Central Denver
Sub Market:	The Highlands
Cross Streets:	34th & Navajo St

PROPERTY HIGHLIGHTS

- 4 years remaining on Current Lease
- 3.97% CAP on Current Income - Combined with SFH
- Corner lot opens up additional development types and density - Rowhomes, etc.
- **Unbeatable location**



DEVELOPMENT OVERVIEW - FROM THE DOWNTOWN DENVER PARTNERSHIP

New development and investment continued downtown throughout 2020 and into 2021. In total, 45 projects have been completed over the past three years or are currently under construction in Downtown Denver, bringing over \$3.1B in investment to downtown. These projects add 6,767 new residential units, 2.8 million square feet of office space, and 1,794 new hotel rooms to our center city, creating opportunities for future growth and innovation. Included in these numbers are McGregor Square and Market Station, two transformational mixed-use projects completed in 2021, as well as the 30-story office building, Block 162.

	Projects	Hotel Rooms	Residential Units	New Square Feet of Office	Total Investment
Completed 2018-2021	37	1212	5,343	2,611,782	\$2.91 B
Completed 2022	4	222	744	240,000	\$358 M
Total	41	1434	6,084	2,851,782	\$3.27 B
Under Construction	14	515	2,136	747,500	\$2 B
Grand Total	55	1,949	8,200	3,599,282	\$5.28 B

Home / 2022 Downtown Denver Development Map



AMLI Riverfront Green



Civic Lofts



Element Denver Downtown



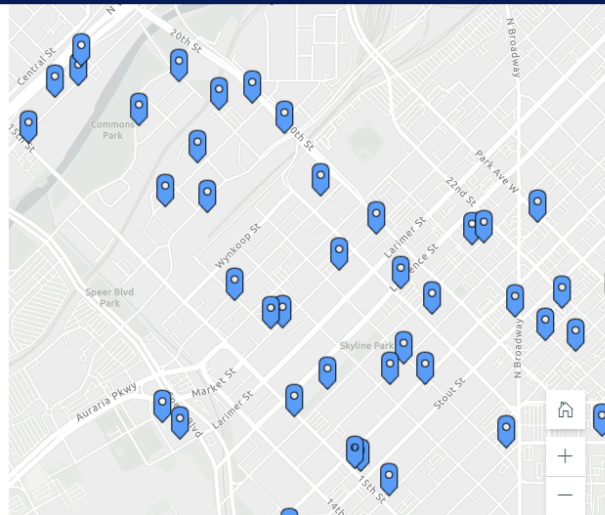
Hilton Garden Inn (Union Station)



Parq on Speer



SOVA



Denver Highlands

These Victorian era homes and buildings, lush gardens and parks; hip independently owned shops; art galleries; and restaurants, all make the Denver Highlands neighborhood a great destination for visitors. Boutiques, wine shops and bookstores, as well as popular restaurants and bars radiate out from Highland Square on West 32nd Avenue and Lowell Boulevard. And, in the Tennyson Street Cultural District, you can spend an afternoon browsing antique prints, photographs and paintings from Colorado artists, plus find live music venues and great international foods. LoHi is characterized by a mix of old and ultra-modern architecture, some of the city's most innovative restaurants and bars and incredible views of Downtown Denver.

