

FOR SALE

REDEVELOPMENT OPPORTUNITY

4238 JOSEPHINE ST

DENVER, CO 80216

★ SALE PRICE • \$1,144,000



JOSEPHINE ST

E 43RD AVE

YORK ST

PHILLIP A. YEDDIS

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PROPERTY HIGHLIGHTS

LOCATION:

4238 Josephine St

LAND SIZE:

16,112 SF

- Sale Price: \$1,144,000 (\$71/SF land)
- Zoning: I-A
- In the heart of I-70 Redevelopment area. This 1/4 block parcel is located on the corner of Josephine and 43rd Street. Perfectly zoned for all types of residential/new housing projects. Easy access to I-70, I-25, and I-270.
- Exceptional opportunity to redevelop an outstanding 16,112 square foot, 1/4 block corner parcel located in the heart of the I-70/National Western Stockshow area.
- The property includes 5 lot parcels located just minutes from I-70.
- Rare industrial opportunity with a prominent location.



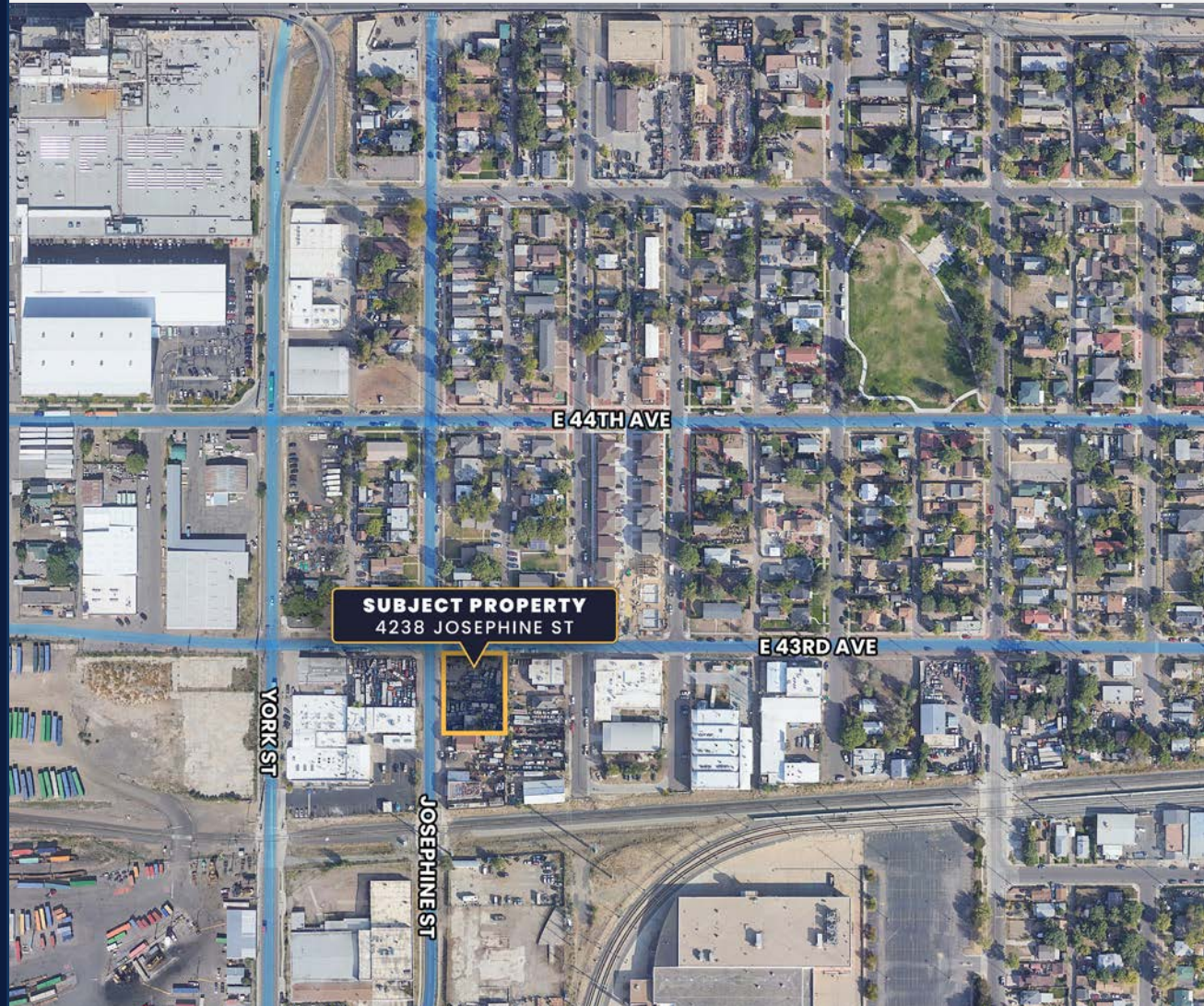
DEMOGRAPHICS & LOCATION MAP

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,972	51,847	153,223
Average Age	32	34.1	36.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,178	19,860	75,448
# of Persons per HH	3.3	2.5	1.9
Average HH Income	\$87,063	\$98,072	\$106,709
Average House Value	\$379,705	\$441,516	\$497,787

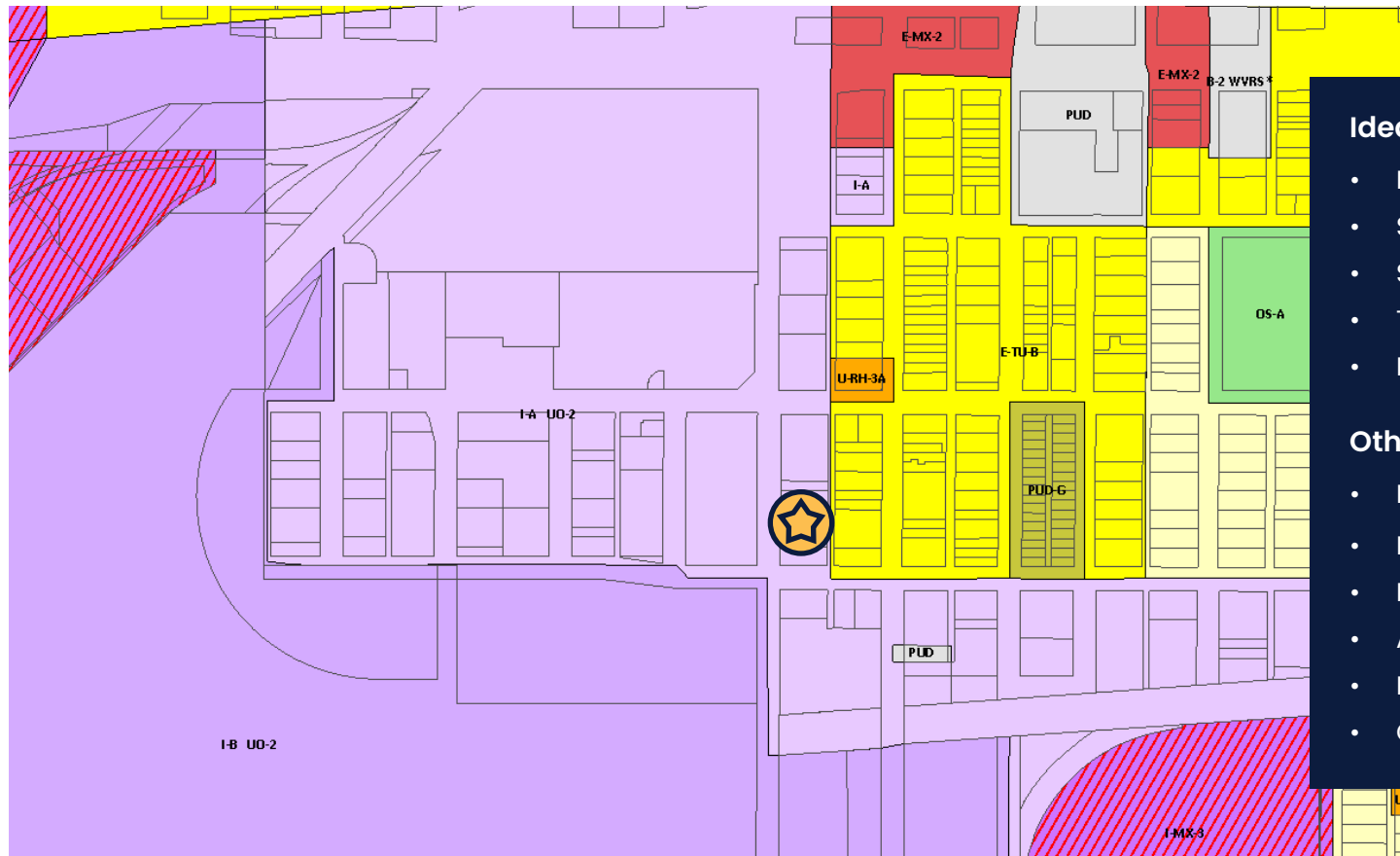
COLLECTION STREET	VPD	YEAR	DISTANCE FROM PROPERTY
Josephine St & E43rd Ave N	7,814	2022	0.11 mi
York St & E 44th Ave S	7,392	2022	0.11 mi
York St & E 43rd Ave N	7,643	2022	0.12 mi
York St & I-70 NW	8,710	2022	0.23 mi



ZONING I-A

I-A Light Industrial Uses

This district is intended to be an employment area containing offices, business and light industrial uses that are generally compatible with adjacent Residential or Mixed Use Commercial Zone Districts. No new residential uses may be established in the I-A zone district in order to promote a stable employment base for the city. Accordingly, I-A zoned areas serve as a land use buffer between more residential areas and more intensive industrial areas, which may be zoned I-B General Industrial. All uses conducted in this zone district must be enclosed within a structure, unless specifically allowed to operate out of doors.



Ideal for all Types of Housing:

- Multi-Units
- Single Units
- Shelter for the Homeless
- Two Units
- Live-Work

Other Potential Uses:

- Retail, Sales and Service
- Daycare Center
- Education
- Arts, Recreation, and Entertainment
- Food & Drinks Establishments
- Office

NATIONAL WESTERN STOCK SHOW **REDEVELOPMENT**

REDEVELOPMENT

A 65-acre, triangle-shaped piece of land on the southeast side of the National Western Center represents the future and final phases (3 through 8) of campus construction, as outlined in the master plan.

Redevelopment of this land will involve the construction of new, public event venues and related assets to round out the National Western Center's offerings, and is expected to create a mix of uses to support the center's global mission, serve local neighborhoods, and create jobs over the next 30 years and beyond.

With construction of the first two phases of the campus already well underway, the City and County of Denver is working with the National Western Center partners and the Denver community to prioritize the remaining phases and buildings, and identify the best method for delivering them.

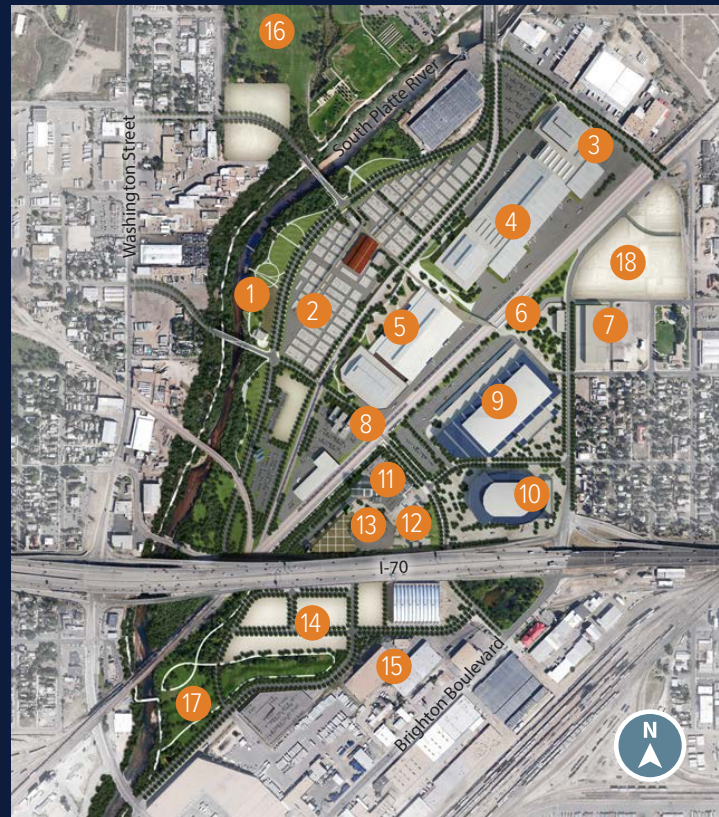
The massive \$100-million urban renewal project is transforming the grounds of the National Western Stock Show into a year-round destination

This past month the National Western Stock Show welcomed more than 700,000 visitors

This redevelopment consists of more than 2.2 million sq ft of new indoor and outdoor spaces for year-round events

HISTORY

The National Western Center is being built by the City and County of Denver in partnership with the National Western Stock Show and Colorado State University. Built on the historic grounds of the National Western Stock Show, this site was the epicenter of agribusiness in the Rocky Mountain West for most of the 20th century. Just two miles north of downtown Denver, the site is a unique opportunity to connect the rural and urban economies and become the new epicenter of innovative agribusiness.



ILLUSTRATIVE MASTER PLAN

- 1 Water Resources Center and South Platte Riverfront
- 2 Stockyards/Event Pavilion
- 3 CSU Equine Sports Medicine Clinic
- 4 Equestrian Center
- 5 Livestock Center
- 6 NWC Transit Station
- 7 Shared Use/TOD Parking Structure
- 8 Livestock Exchange Building/Flex Space
- 9 Trade Show/Exhibition Hall
- 10 New Arena
- 11 CSU Center
- 12 Colorado Commons
- 13 Stadium Arena Market
- 14 Coliseum Redevelopment
- 15 Forney Transportation Museum
- 16 Northside Park/Heron Pond
- 17 Globeville Landing Park
- 18 Future Transit Oriented Development

NATIONAL WESTERN CENTER PARTNERS



LIGHT RAIL



70

YORK ST

JOSEPHINE ST

E 43RD AVE



UNIQUESM
PROPERTIES

TCN
WORLDWIDE
REAL ESTATE SERVICES

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