

353 SANTA FE DR

DENVER, CO 80223



PROPERTY DESCRIPTION

Great location in the heart of Santa Fe Art District. This Building has been a commercial business for 50 + years. This site could be special for the right developer. Needs TLC the storage sheds fill the back of the property. As situated has plenty of gated parking in back. Zoned U-MS-3 yet in the past it was Duplex with 351 & 352 Santa Fe as address.

Office building - with frontage to Santa Fe, this site has over 10,000 cars passing it a day and easy access to the highway (or downtown)!

PROPERTY HIGHLIGHTS

- Frontage on Santa Fe
- Alley access
- Parking (in the alley)

OFFERING SUMMARY

Sale Price:	\$870,000
Number of Units:	1
Lot Size:	250,644,240 SF
Building Size:	1,311 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	563	2,017	11,130
Total Population	1,234	4,643	21,440
Average HH Income	\$94,441	\$93,884	\$81,450



COMMERCIAL ALLIANCE
Each office independently owned and operated

5440 Ward Road | Suite 260
Arvada, CO 80002

303.756.4747

COLORADOCOMMERCIALBROKERS.COM

DOUG JENNINGS
President
720.434.6637
dougjennings@remax.net

FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

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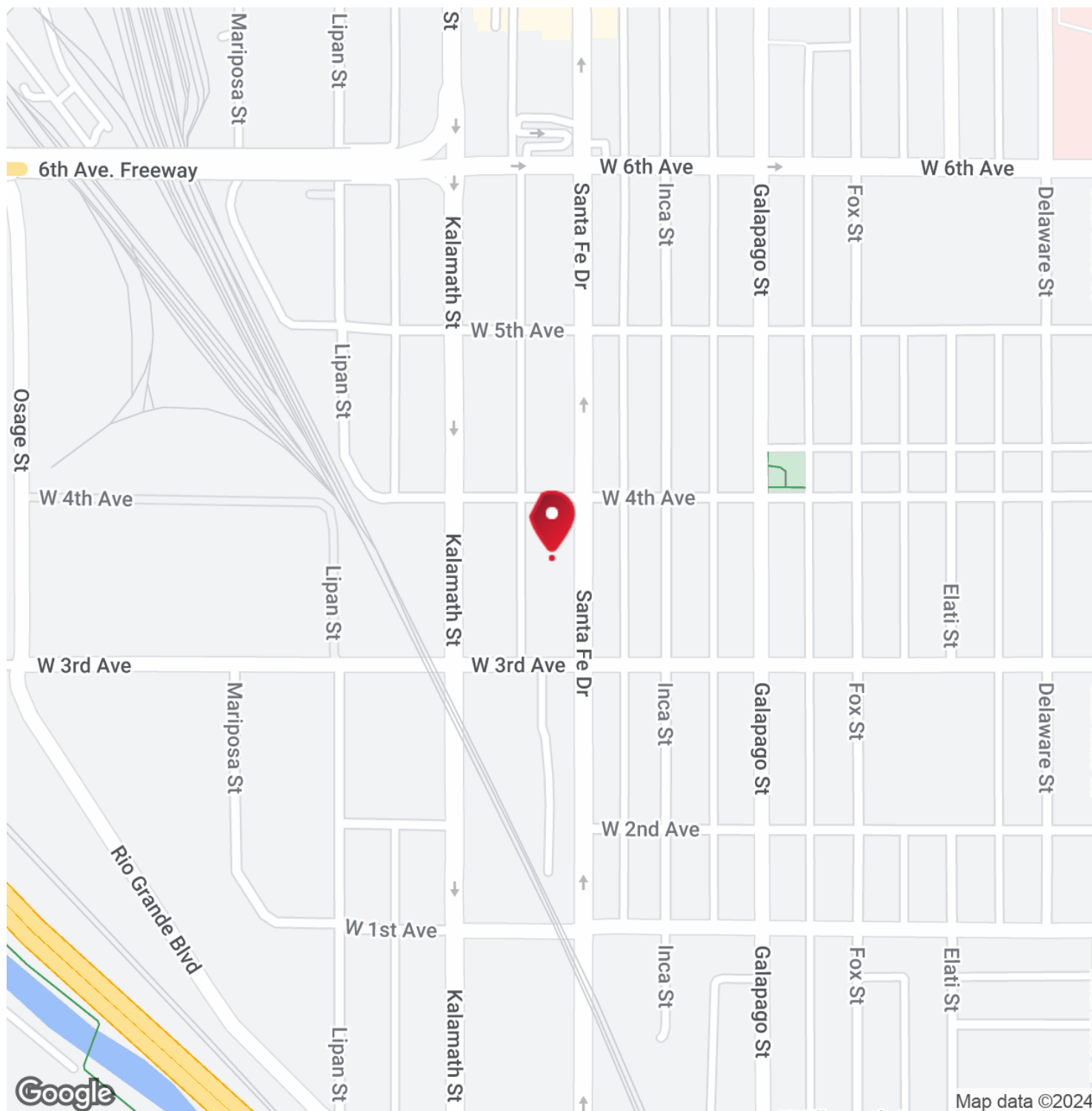
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LOCATION MAP

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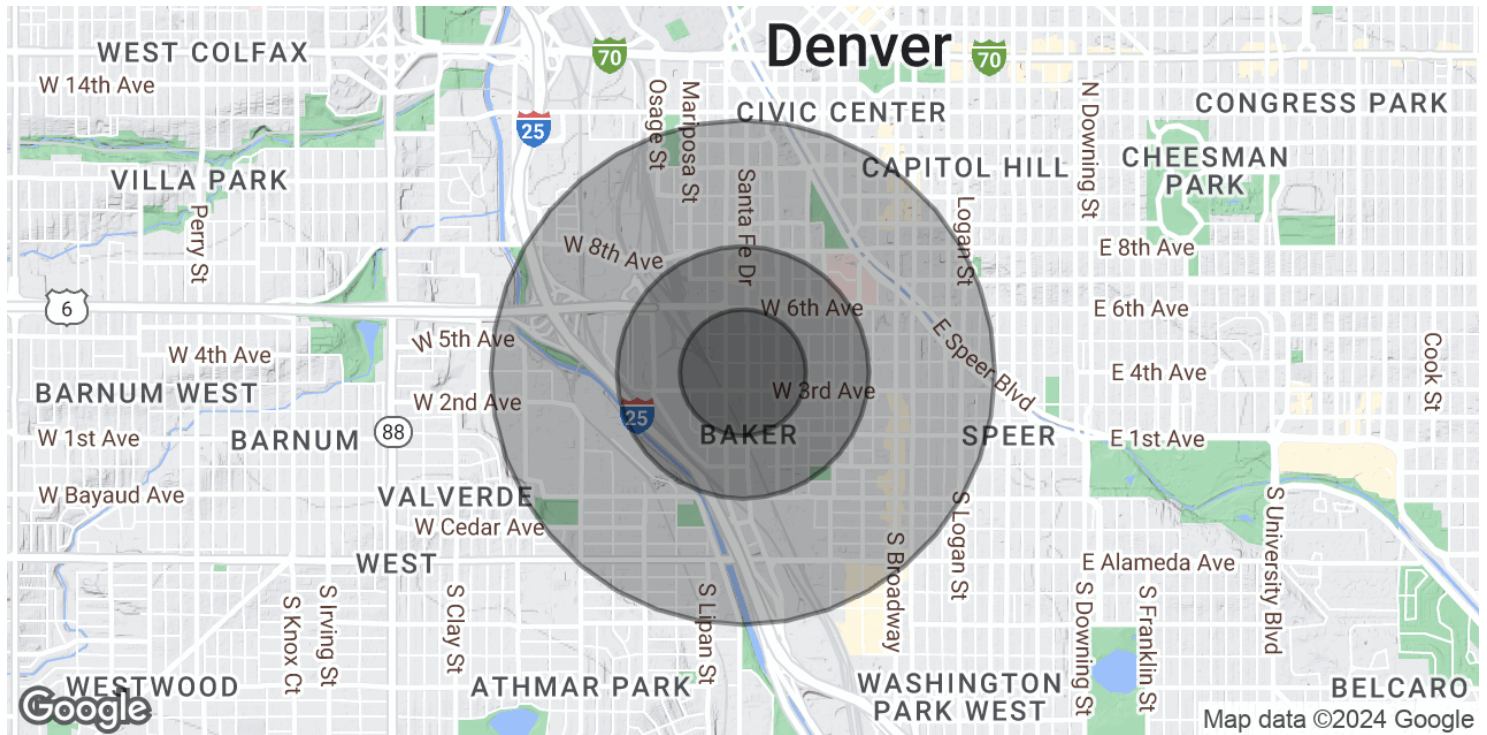
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,234	4,643	21,440
Average Age	44.7	38.1	35.0
Average Age (Male)	47.4	39.9	36.1
Average Age (Female)	41.5	36.8	35.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	563	2,017	11,130
# of Persons per HH	2.2	2.3	1.9
Average HH Income	\$94,441	\$93,884	\$81,450
Average House Value	\$387,476	\$387,423	\$366,704

* Demographic data derived from 2020 ACS - US Census



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