

Cherry Creek Gateway



Cherry Creek Gateway

DOWNTOWN
DENVER

CHERRY CREEK

CHERRY CREEK
NORTH

CHERRY CREEK
EAST

SITE

COLORADO BOULEVARD



Cherry Creek Area

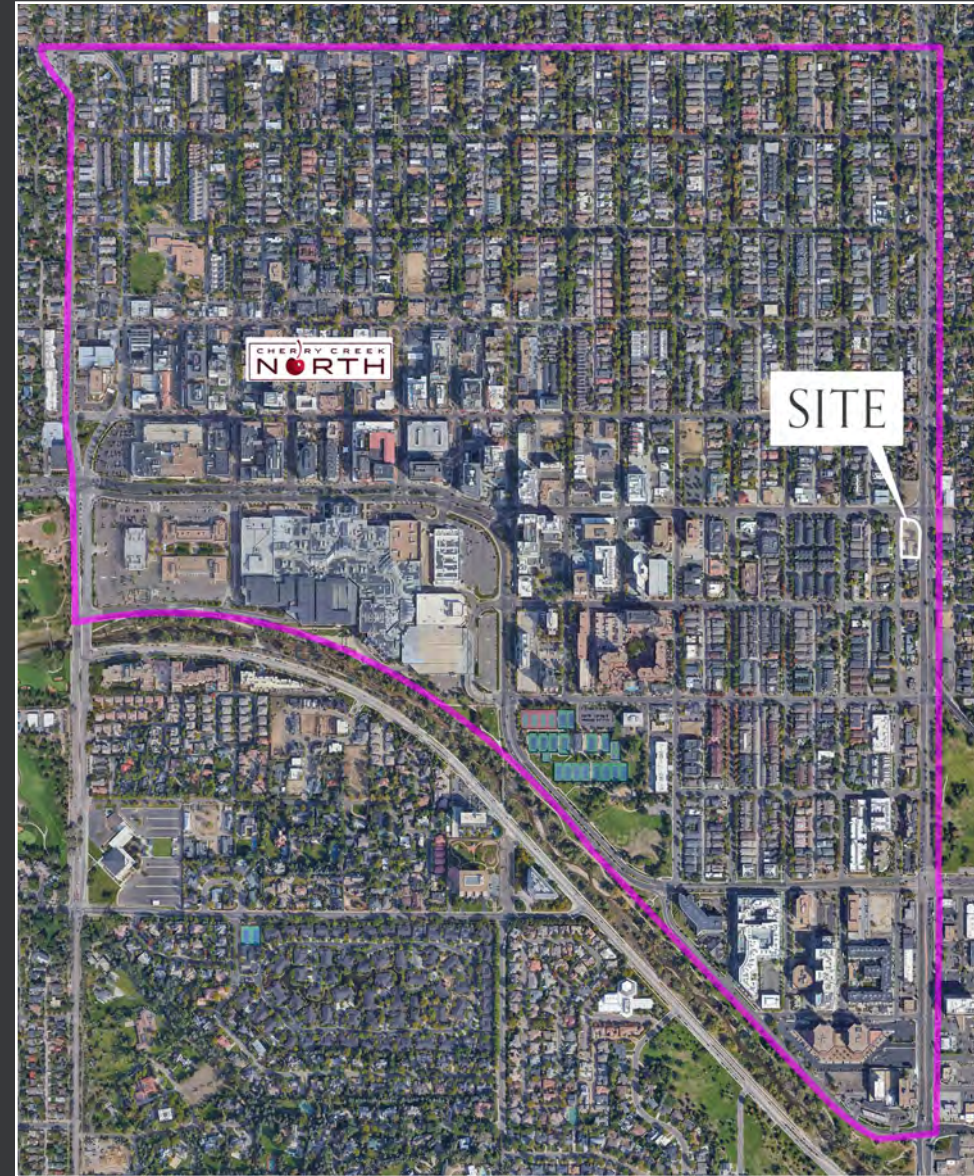
Denver's Premier Neighborhood

4,889 Households

1,800,000+ SF Office Space

1,100+ Businesses

16 Blocks of High-End Retail



D E M O G R A P H I C S



POPULATION

7,716



HOUSEHOLDS

4,889



AVG. HH INCOME

\$172,225



DAYTIME POP.

9,932

1st Avenue Gateway

Size: 20,245 Square Feet

Zoning: G-RO-5
General Urban - Residential
Office 5



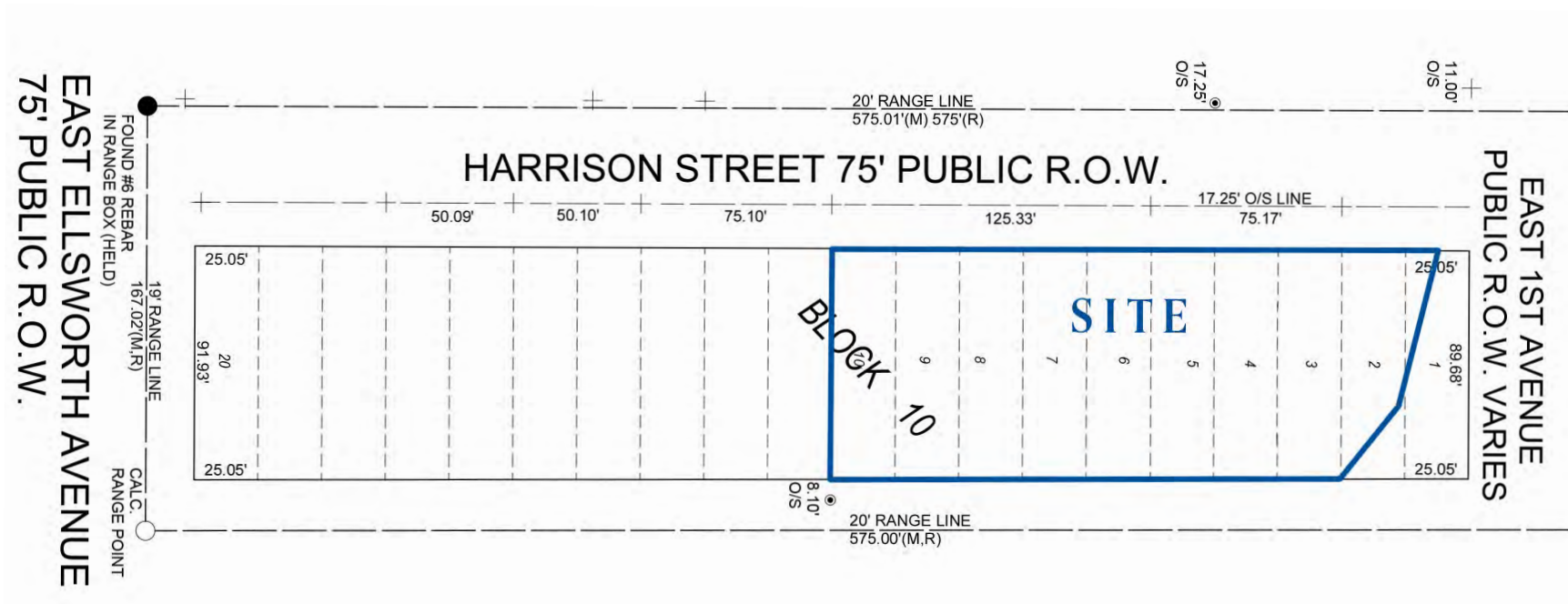
1st Avenue Gateway

Below perspective looking West from Hilltop Neighborhood



1st Avenue Gateway

SITE SURVEY

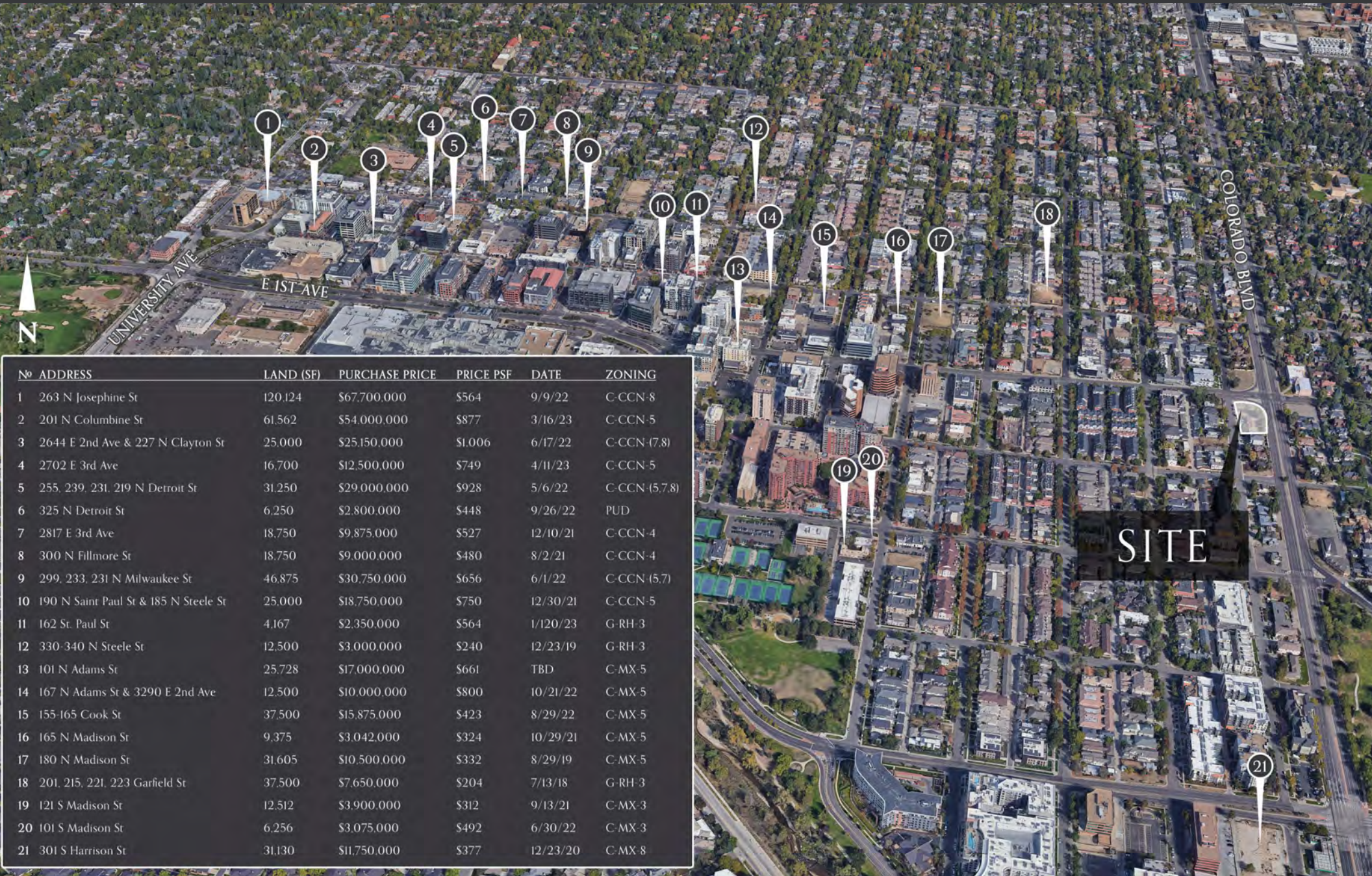


COLORADO BLVD

1st Avenue Gateway



Recent Cherry Creek Sales



SITE

No	ADDRESS	LAND (SF)	PURCHASE PRICE	PRICE PSF	DATE	ZONING
1	263 N Josephine St	120,124	\$67,700,000	\$564	9/9/22	C-CCN-8
2	201 N Columbine St	61,562	\$54,000,000	\$877	3/16/23	C-CCN-5
3	2644 E 2nd Ave & 227 N Clayton St	25,000	\$25,150,000	\$1,006	6/17/22	C-CCN-(7.8)
4	2702 E 3rd Ave	16,700	\$12,500,000	\$749	4/11/23	C-CCN-5
5	255, 239, 231, 219 N Detroit St	31,250	\$29,000,000	\$928	5/6/22	C-CCN-(5,7.8)
6	325 N Detroit St	6,250	\$2,800,000	\$448	9/26/22	PUD
7	2817 E 3rd Ave	18,750	\$9,875,000	\$527	12/10/21	C-CCN-4
8	300 N Fillmore St	18,750	\$9,000,000	\$480	8/2/21	C-CCN-4
9	299, 233, 231 N Milwaukee St	46,875	\$30,750,000	\$656	6/1/22	C-CCN-(5,7)
10	190 N Saint Paul St & 185 N Steele St	25,000	\$18,750,000	\$750	12/30/21	C-CCN-5
11	162 St. Paul St	4,167	\$2,350,000	\$564	1/120/23	G-RH-3
12	330-340 N Steele St	12,500	\$3,000,000	\$240	12/23/19	G-RH-3
13	101 N Adams St	25,728	\$17,000,000	\$661	TBD	C-MX-5
14	167 N Adams St & 3290 E 2nd Ave	12,500	\$10,000,000	\$800	10/21/22	C-MX-5
15	155-165 Cook St	37,500	\$15,875,000	\$423	8/29/22	C-MX-5
16	165 N Madison St	9,375	\$3,042,000	\$324	10/29/21	C-MX-5
17	180 N Madison St	31,605	\$10,500,000	\$332	8/29/19	C-MX-5
18	201, 215, 221, 223 Garfield St	37,500	\$7,650,000	\$204	7/13/18	G-RH-3
19	121 S Madison St	12,512	\$3,900,000	\$312	9/13/21	C-MX-3
20	101 S Madison St	6,256	\$3,075,000	\$492	6/30/22	C-MX-3
21	301 S Harrison St	31,130	\$11,750,000	\$377	12/23/20	C-MX-8

CONTACT

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