

Cherry Creek Gateway



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DOWNTOWN
DENVER

CHERRY CREEK

CHERRY CREEK
NORTH

CHERRY CREEK EAST

Lot 1A

Lot 1B

COLORADO BOULEVARD

Cherry Creek

by the Numbers

13.7M Visitors (2024)

\$115M Tax Revenue (2024)

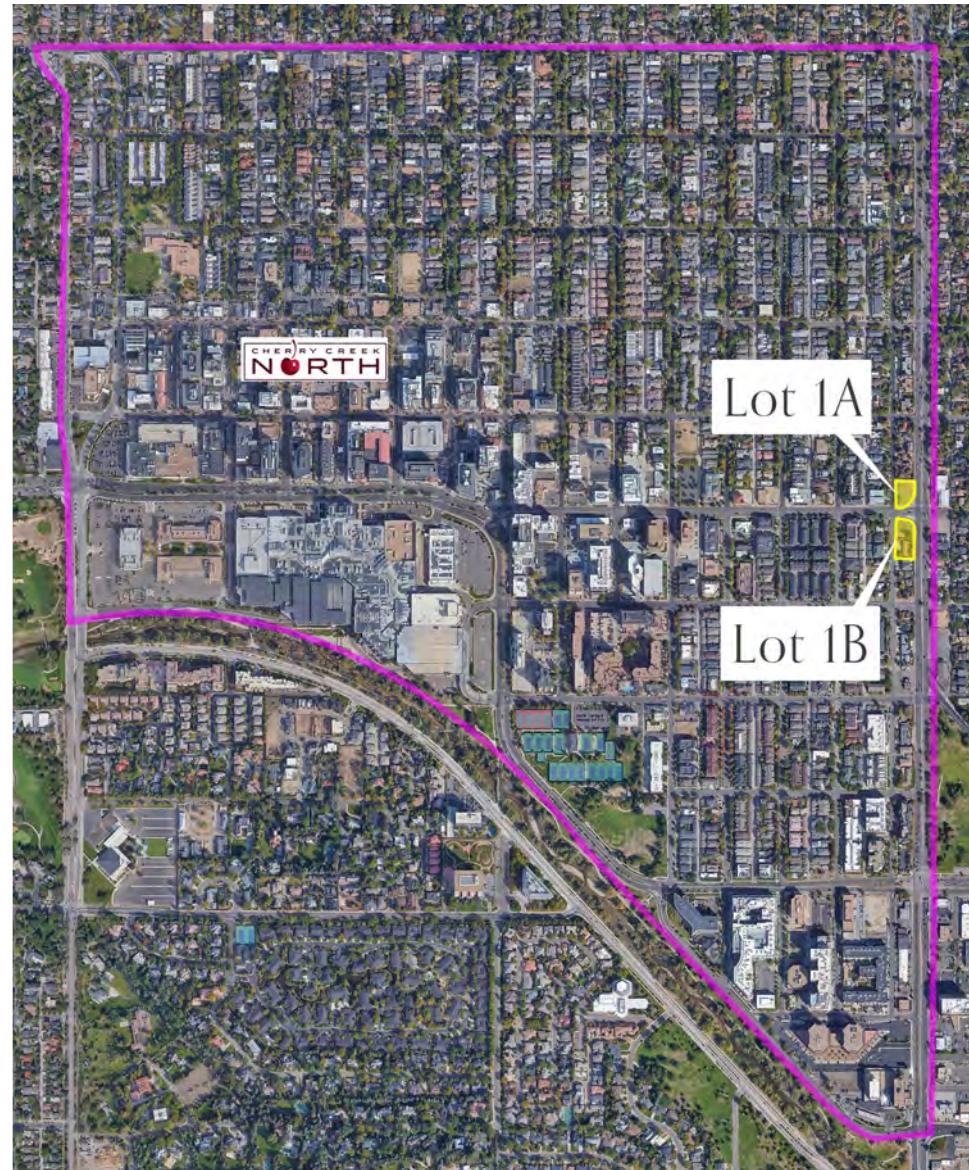
1,673 Businesses

3,774,356 SF Office Space

2,100,968 SF Retail Space

6,349 Residential Units

1,057 Hotel Rooms



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



POPULATION

7,716



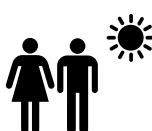
HOUSEHOLDS

4,889



AVG. HH INCOME

\$172,225



DAYTIME POP.

9,932

Gateway Property Info

LOT 1A

Address: 101 Colorado Boulevard

Size: **11,228** Square Feet

Zoning: **G-MU-5**

General Urban - Multi Unit 5

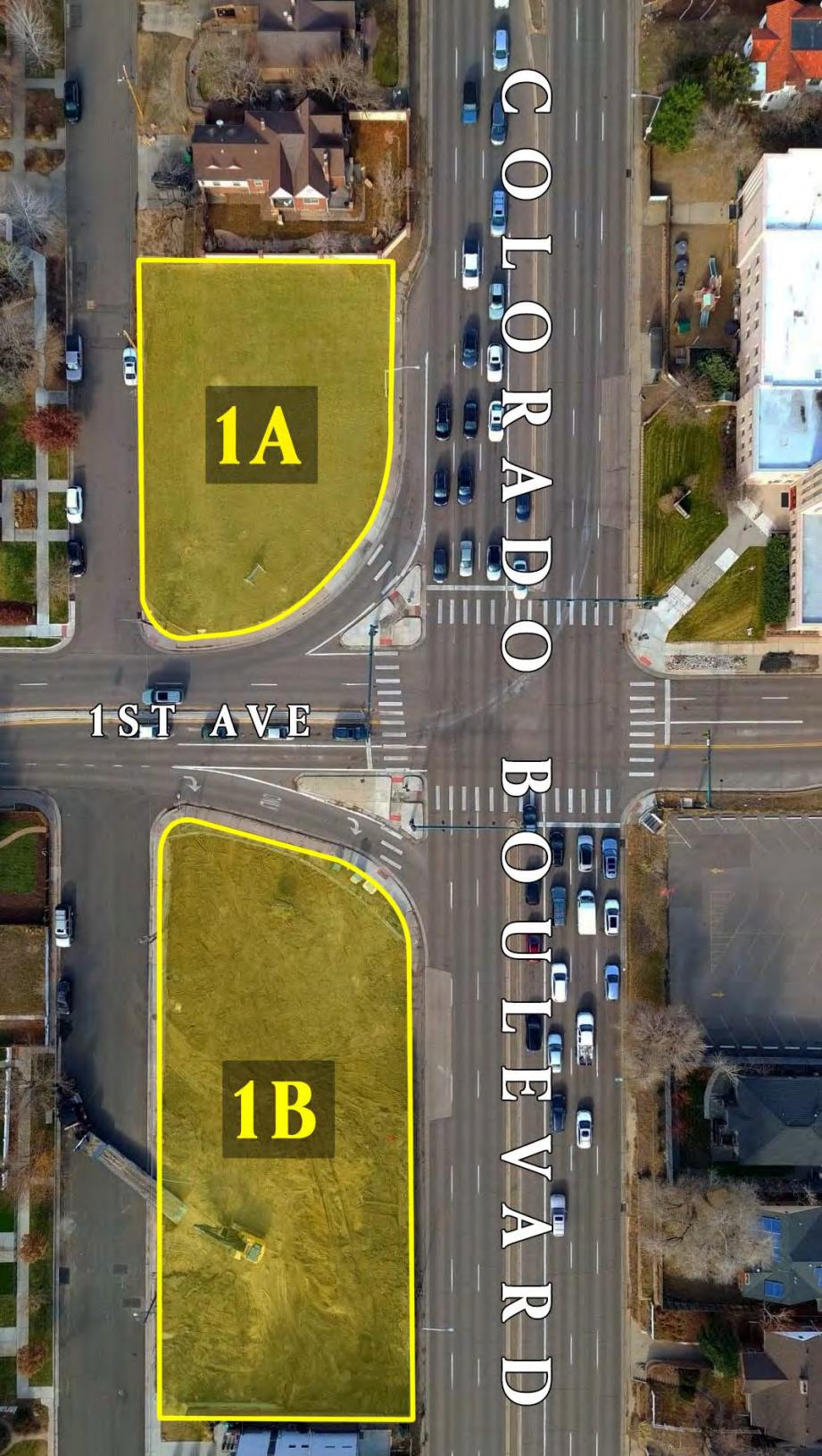
LOT 1B

Address: 98 Harrison Street

Size: **20,245** Square Feet

Zoning: **G-RO-5**

General Urban - Residential
Office 5



Development Agreement & Covenants



LOT 1A

Use: Residential
Max. Size: **32,500** Square Feet
Max. No Units: 32



LOT 1B

Use: Residential / Offices
Max. Size: **57,500** Square Feet
Max. No Units: 64



BOTH

Min. Unit Size: 865 Square Feet
Max. Stories: 4
Max. Height: **60** Feet
Parking: Below Grade
Affordable: 10% of Units

Cherry Creek Comps



CONTACT

FOR MORE INFO:

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