

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)

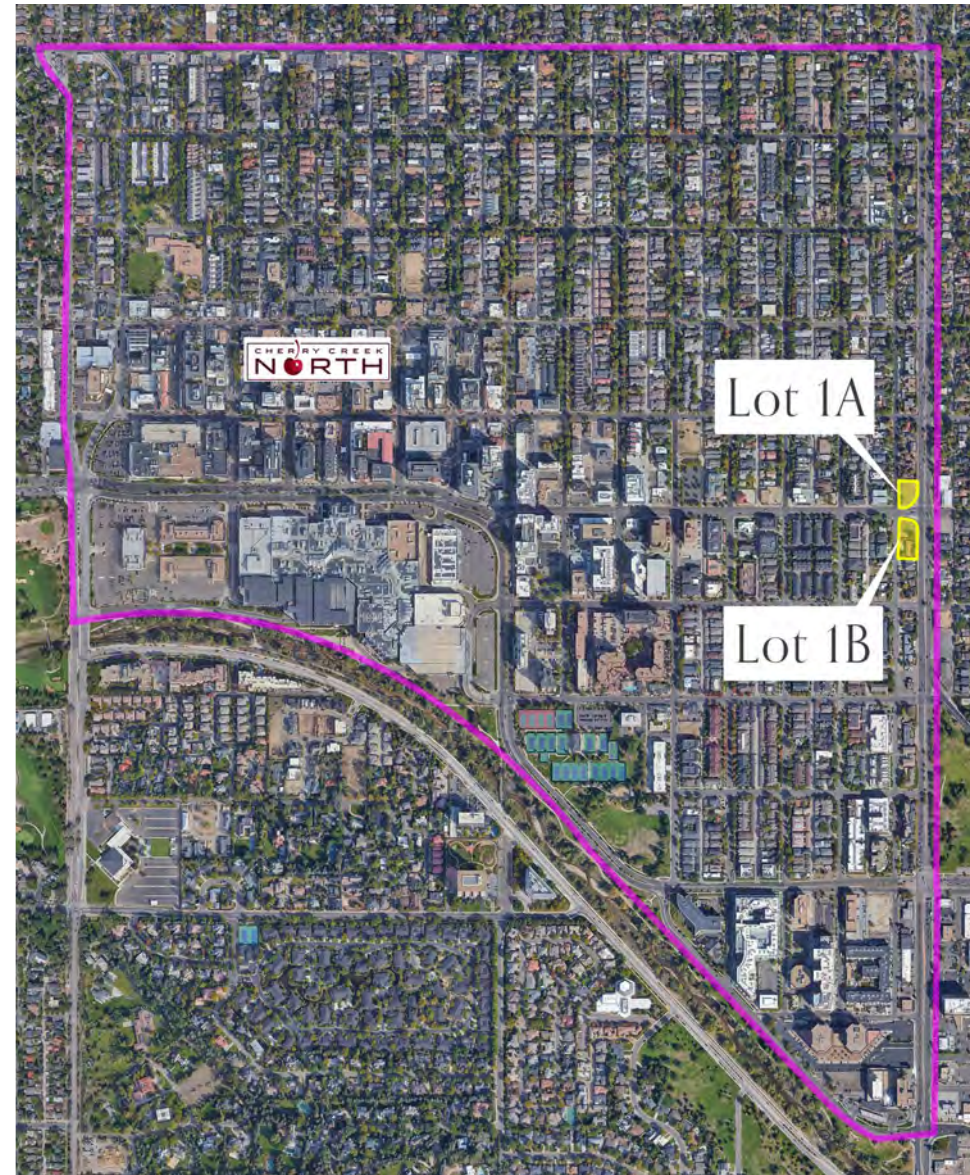
1,673 Businesses

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



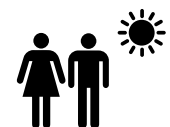
HOUSEHOLDS

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

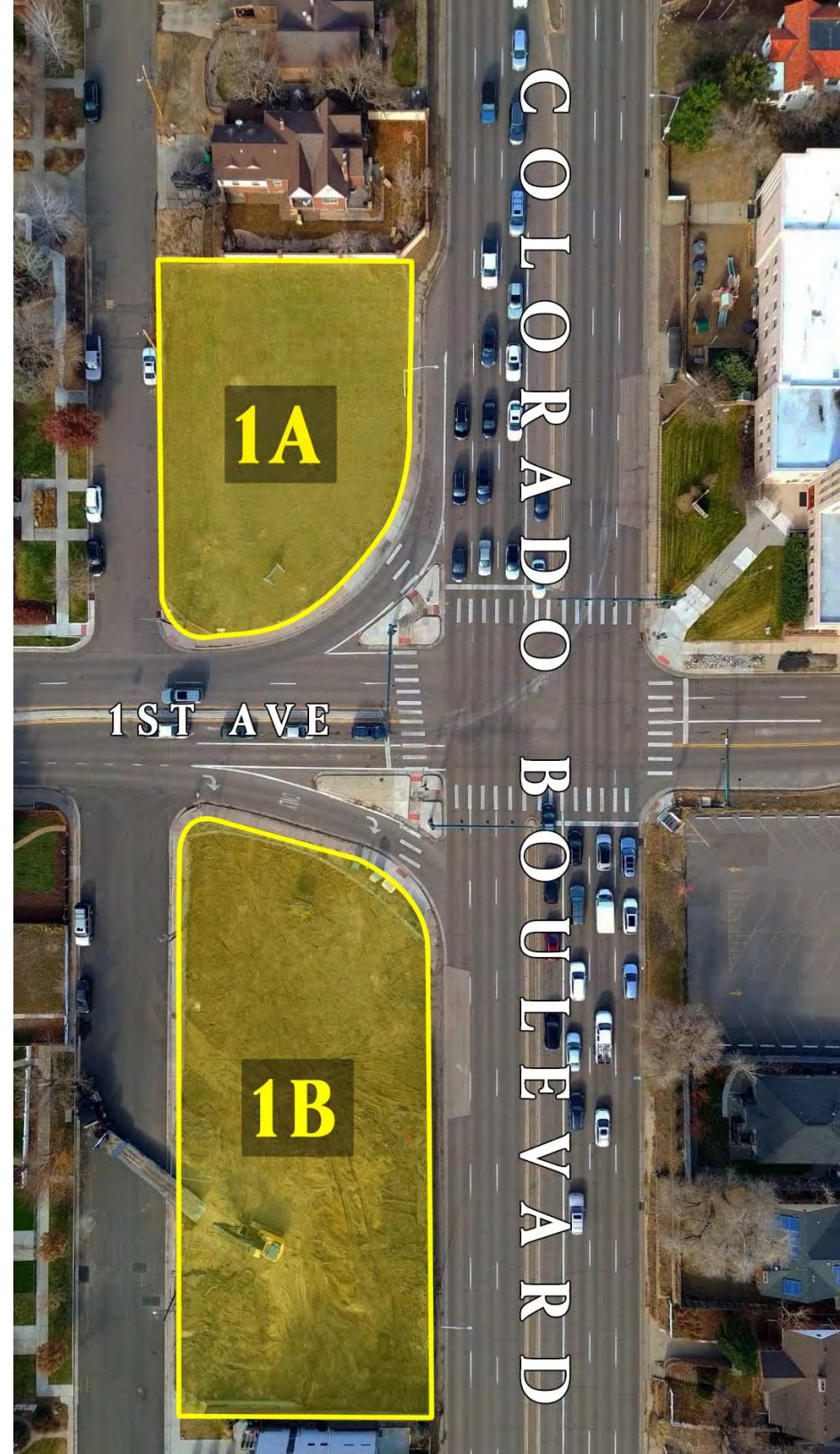
Zoning: **G-MU-5**
General Urban - Multi Unit 5

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



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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