Cherry Creek Gateway

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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	HOUSEHOLDS	AVG. HH INCOME	DAYTIME POP.
7,716	4,889	$172,225	9,932

Gateway Property Info

LOT 1A

Address: 101 Colorado Boulevard

Size: **11,228** Square Feet

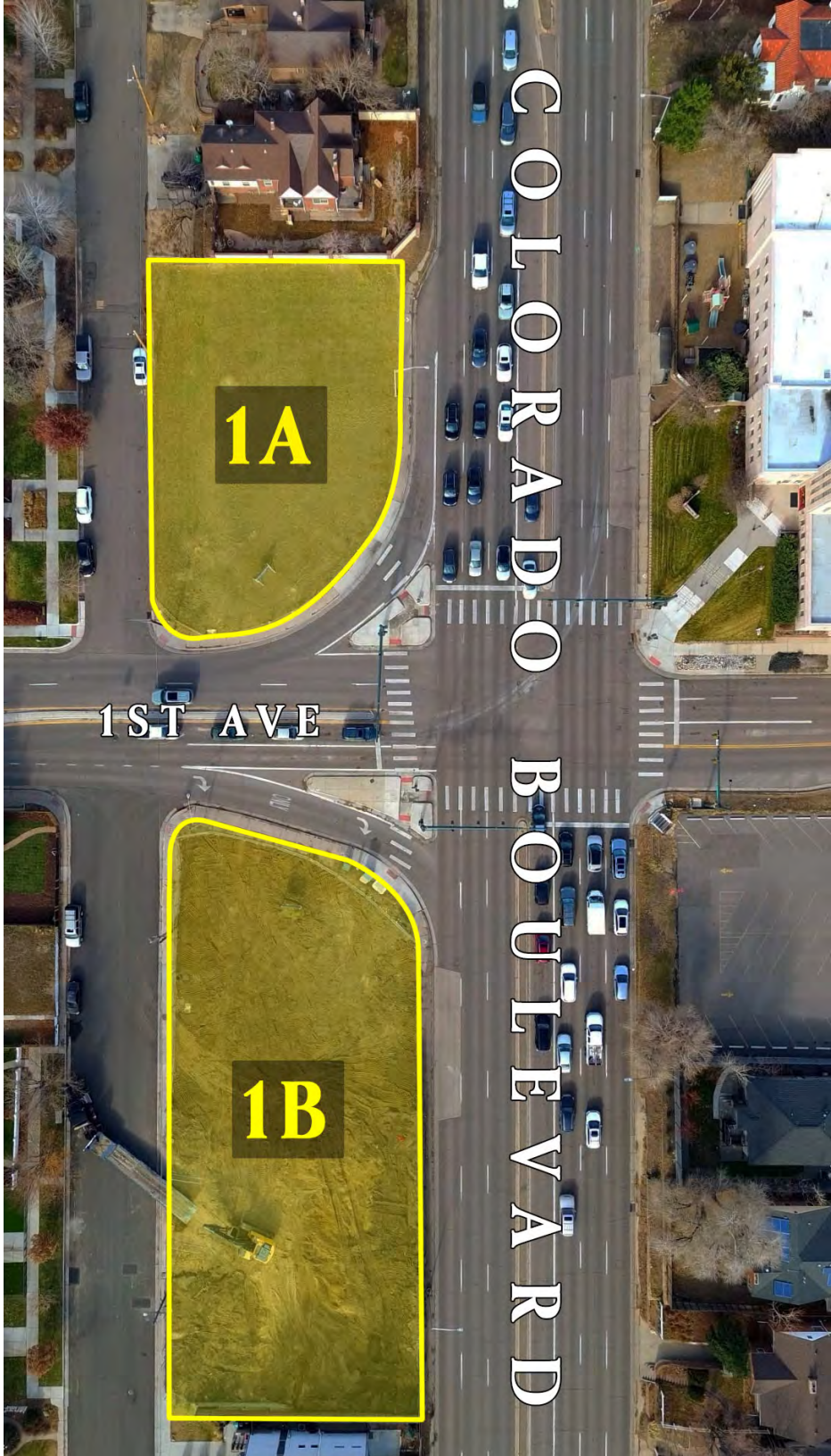
Zoning: **G-MU-5**
General Urban - Multi Unit 5

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. № Units:	32

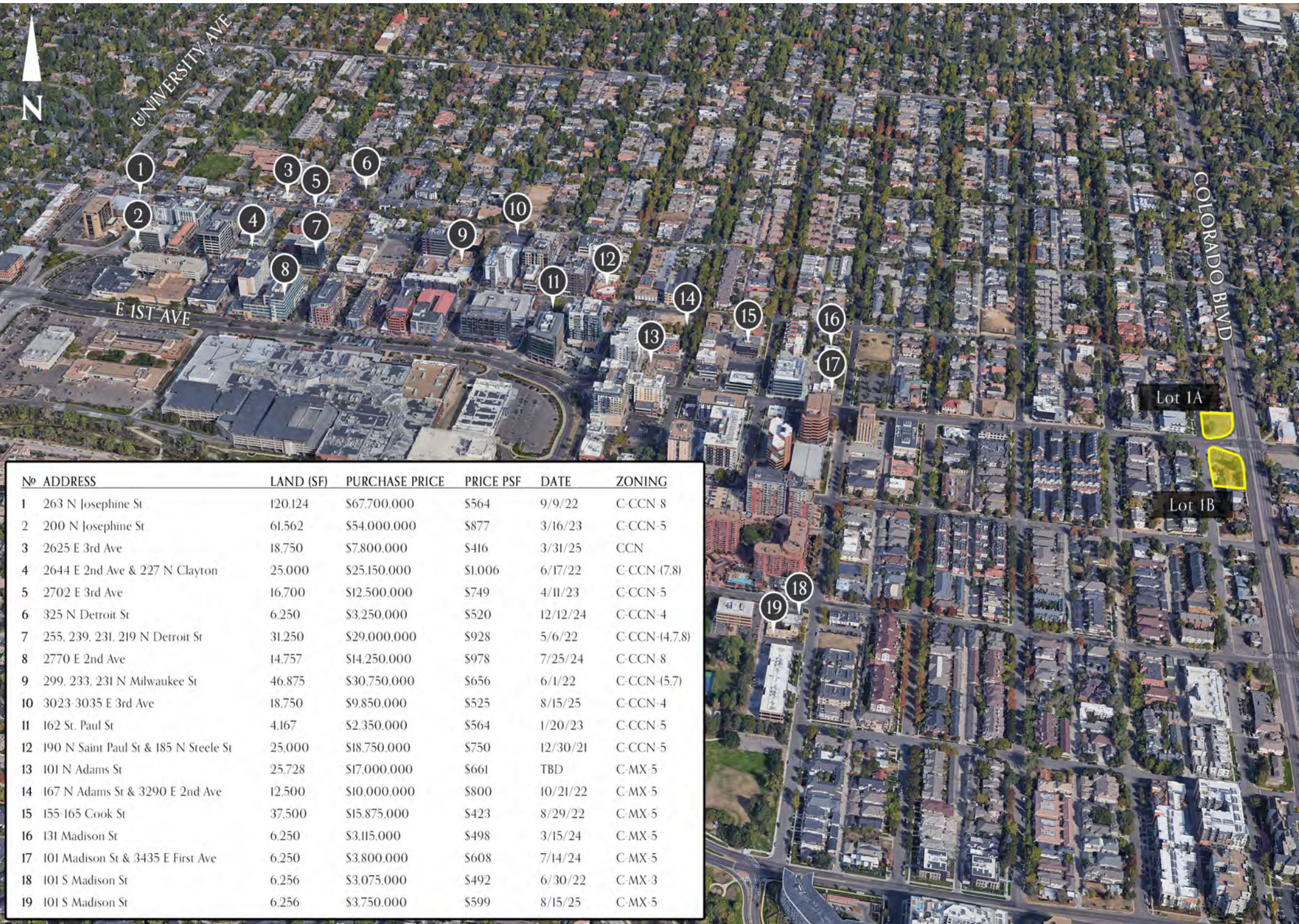
LOT 1B

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



№	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	200 N Josephine St	61,562	$54,000,000	$877	3/16/23	C-CCN-5
3	2625 E 3rd Ave	18,750	$7,800,000	$416	3/31/25	CCN
4	2644 E 2nd Ave & 227 N Clayton	25,000	$25,150,000	$1,006	6/17/22	C-CCN-(7,8)
5	2702 E 3rd Ave	16,700	$12,500,000	$749	4/11/23	C-CCN-5
6	325 N Detroit St	6,250	$3,250,000	$520	12/12/24	C-CCN-4
7	255, 239, 231, 219 N Detroit St	31,250	$29,000,000	$928	5/6/22	C-CCN-(4,7,8)
8	2770 E 2nd Ave	14,757	$14,250,000	$978	7/25/24	C-CCN-8
9	299, 233, 231 N Milwaukee St	46,875	$30,750,000	$656	6/1/22	C-CCN-(5,7)
10	3023-3035 E 3rd Ave	18,750	$9,850,000	$525	8/15/25	C-CCN-4
11	162 St. Paul St	4,167	$2,350,000	$564	1/20/23	C-CCN-5
12	190 N Saint Paul St & 185 N Steele St	25,000	$18,750,000	$750	12/30/21	C-CCN-5
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	131 Madison St	6,250	$3,115,000	$498	3/15/24	C-MX-5
17	101 Madison St & 3435 E First Ave	6,250	$3,800,000	$608	7/14/24	C-MX-5
18	101 S Madison St	6,256	$3,075,000	$492	6/30/22	C-MX-3
19	101 S Madison St	6,256	$3,750,000	$599	8/15/25	C-MX-5

CONTACT

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