

DEVELOPMENT SITES FOR SALE

4310 - 4328 N Delaware St.
4354 - 4390 N Delaware St.
DENVER, CO 80216



PROPERTY HIGHLIGHTS

Two development sites available for sale in the highly desirable Fox Island District In Denver (in-between RiNo and Sunnyside neighborhoods). Located at the SW corner of I-25 and I-70, this area is primed for redevelopment, with many projects already completed or in process. 4310-4328 N. Delaware St is 13,820 SF (.32 acres), 4354-4390 N. Delaware St is an 11,613 SF (.27 acres) corner lot and both are within walking distance to the Fox Street light rail station. The properties are currently zoned I-A, but the owner is working to get both re-zoned to mixed-use, which would allow for a wide range of uses on the sites. Both sites are currently leased on a short-term basis (4310-4328 is \$4,000/month, month-to-month; 4354-4390 is \$2,700/month, 2 years remaining), which would provide the Buyer some income while going through entitlements. Excellent development opportunity in one of Denver's hottest areas.

- Prime location visibility
- Hot redevelopment area
- Excellent traffic counts
- Utilities to sites

4310-4328	13,821 SF
Available	Immediately
Sale Price	\$1,500,000
Zoning	I - A

4354-4390	11,613 SF
Available	Immediately
Sale Price	\$1,400,000
Zoning	I - A

CONTACT US

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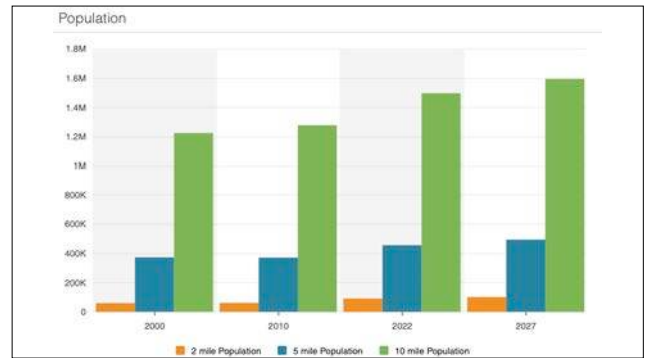
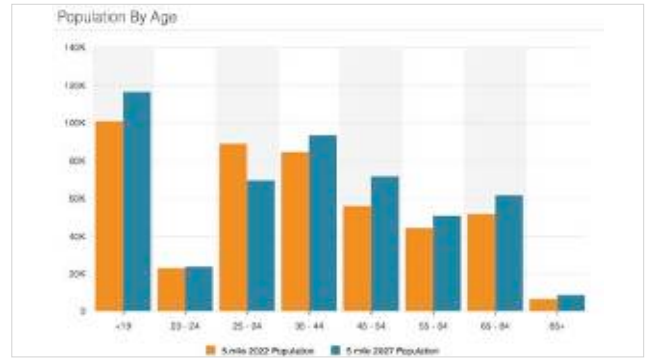
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FOX ISLAND DISTRICT, DENVER, CO 80216

AREA DEMOGRAPHICS/TRAFFIC COUNTS

DEMOGRAPHICS - COSTAR 2022

	2 MILE	5 MILE	10 MILE
POPULATION	88,368	455,909	1,493,980
AVG. HH INCOME	\$111,371	\$101,409	\$97,113
EMPLOYEES	83,587	352,963	782,267



TRAFFIC COUNTS - COSTAR 2022 | VEHICLES/DAY

W 44TH & DELAWARE ST W	4,061
I-25 & W 44TH AVE N	272,244
FOX ST & 44TH AVE N	3,515

Fox Island District is located one mile northwest of downtown Denver. It is bordered by I-70 on the North, I-25 on the East, the RTD Goldline Light Rail Station on the West and 38th Avenue on the South. This unique neighborhood is prominently visible from I-25 and I-70. Over 250,000 cars pass by Fox Island each day.



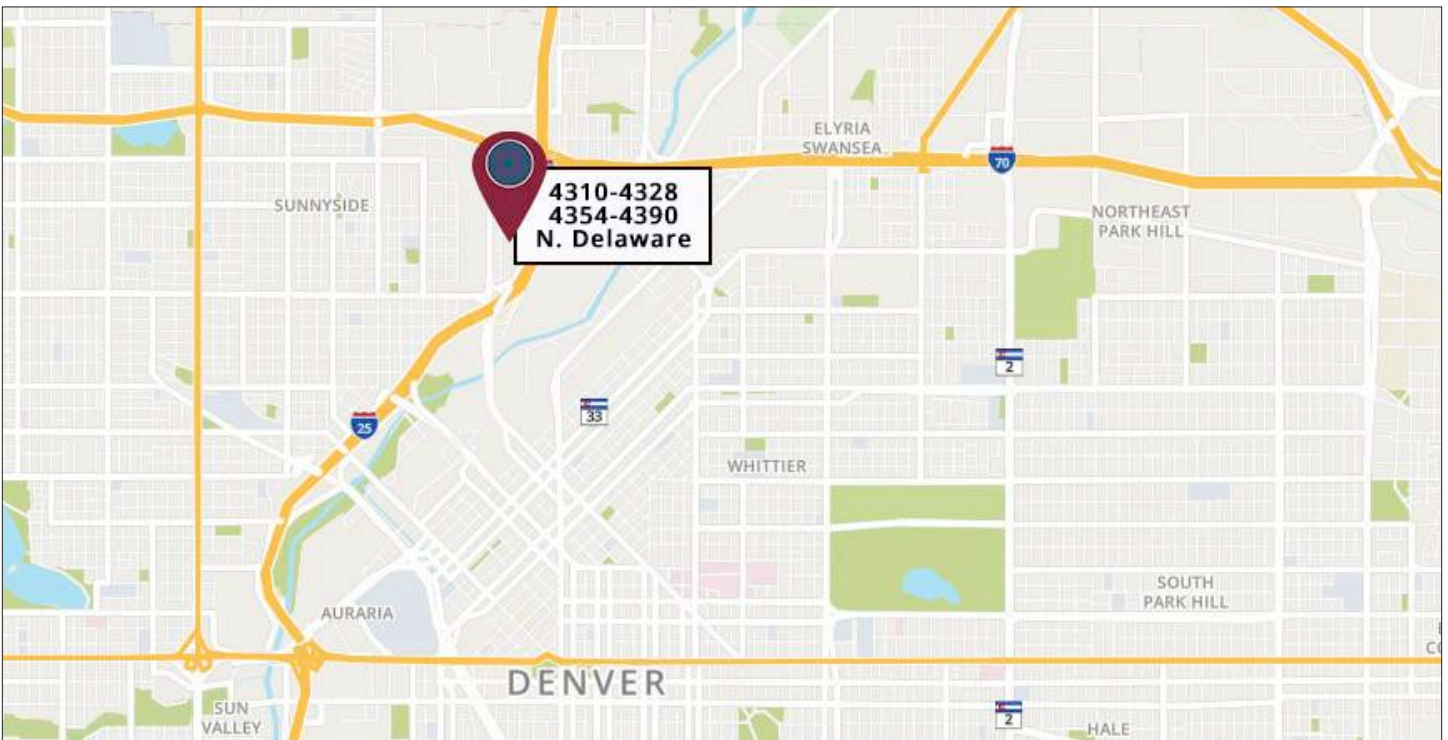
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION



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