

SALE BROCHURE

INFILL MULTIFAMILY DEVELOPMENT OPPORTUNITY

2636 S FEDERAL BLVD

Denver, CO 80219

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SUBJECT PROPERTY

2636 S FEDERAL BLVD.



PROPERTY HIGHLIGHTS

- Infill multifamily development opportunity
- Large lot [.45 acres] --suitable for 10 unit multi-family building [67' S Federal frontage x 290']
- 1/3 mile North of Loretto Heights Redevelopment site
- Prime location with S. Federal Blvd frontage
- High visibility with easy access to Hampden
- Just East of Harvey Park in the College View neighborhood

OFFERING SUMMARY

SALE PRICE:	\$995,000
LOT SIZE:	19,430 SF
ZONING:	S-MU-3

2636 S. FEDERAL BLVD Denver, CO 80219



PROPERTY DESCRIPTION

High redevelopment area -- on South Federal Blvd. just north of the Loretto Heights Redevelopment project. Infill lot -- Zoned multi unit [3 story]. Seller has conceptual easibility study renderings for a 10 unit multi-family building.

Approximately 8 miles from downtown Denver, and minutes to Hampden Ave, this property is centrally located in the SW quadrant of Denver. The property has 67 feet of frontage on S. Federal Blvd. Lot is adjacent to multi-family on one side and retail on the other.

Currently, the property has a 1947 two-bedroom house (monthly tenants) and 2 garages (leased as storage), and RV parking spaces (leased).

Receive \$4,640/mth (+/-) in rents while you get city approvals and permits!

Click here or [VIDEO TOUR](#)



- 72-acre campus in Southwest Denver - includes 15 historic buildings and structures.
- Located 1/3 mile south of the subject property.
- Purchased by Westside Investment Partners in 2018.
- The city approved a mixed-use development plan in 2019 that includes open space, commercial space and housing, some affordable, while still preserving many of the historic buildings.
- Additional proposed improvements include: connecting existing open space, parks, trails, and recreational assets; implementing natural and green infrastructure systems; creating a complete bikeable area.
- History: The Sisters of Loretto founded a school in 1891. Later became home to Loretto Heights College and finally Colorado Heights University, which closed in 2017.

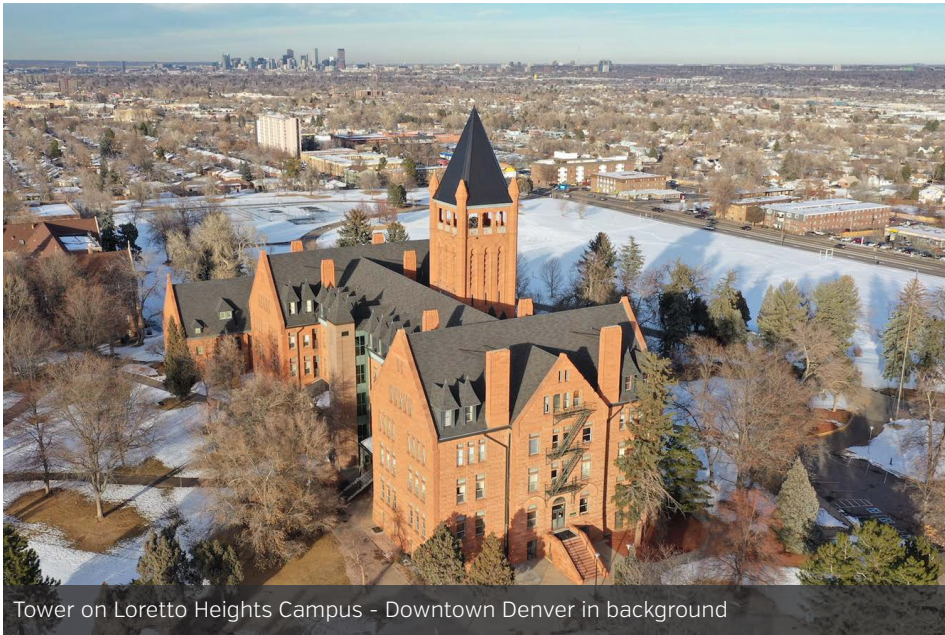
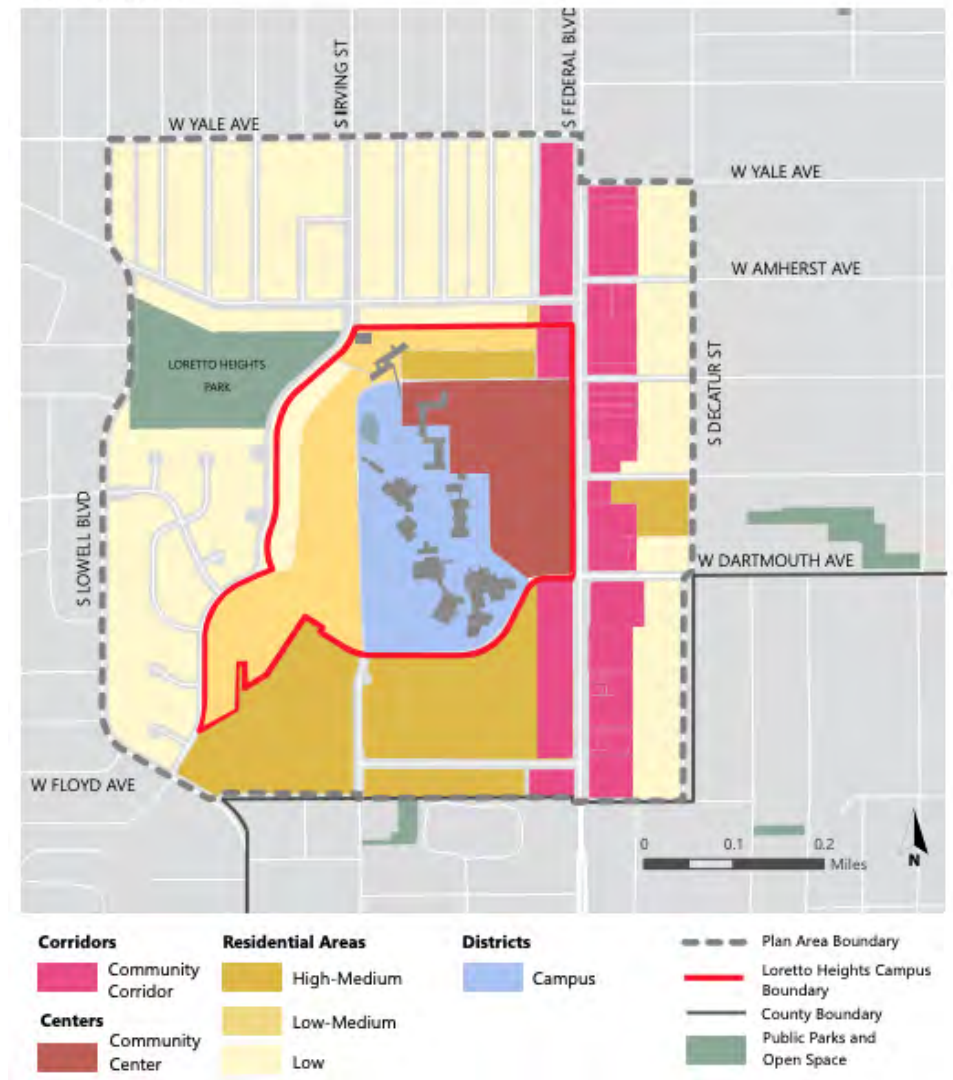


Figure 2.2: Future Places



Source www.denvergov.org



LORETTO HEIGHTS REDEVELOPMENT

- Status: City approved a rezoning and development plan in 2021
- Loretto Heights Campus
- 72-acre campus
- The plan includes: adding housing, some affordable, commercial space, open space, preserving historic buildings, improving neighboring streets, green zones, and public transit access

SOUTH FEDERAL BLVD LOFTS

- Status: Under Construction
- 2720 S Federal Blvd.
- 3 story apartment building
- 57 units

FEDERAL 14 TOWNS

- Status: Completed in 2022
- 2650 S Federal Blvd.
- 3-story townhomes
- 14 units





SUBJECT PROPERTY

2636 S. Federal Blvd | Denver, CO 80219

Sale Price: \$995,000 **Lot Size:** 19,430 SF **Price PSF:** \$51.21



Neighborhood with redevelopment potential -- on South Federal Blvd. Just North of the Loretto Heights Redevelopment project. Infill lot -- Zoned multi unit [3 story]. Seller has conceptual feasibility study renderings for a 10 unit multifamily building.

Approximately 8 miles from downtown Denver, and minutes to Hampden Ave, this property is centrally located in the SW quadrant of Denver. Property has 67 feet of frontage on S. Federal Blvd. Lot is adjacent to multifamily on one side and retail on the other.

Currently, the property has a 1947 2 bedroom house [monthly tenants] , 2 garages [leased as storage], and RV parking spaces [leased].

Receive \$4,640 /mth (+/-) in rents while you are getting city approvals and permits!



3065 PANCRATIA ST

Denver, CO 80236

Sale Price: \$8,230,000 **Lot Size:** 2.66 Acres **Price PSF:** \$71.03

Closed: 09/20/2023

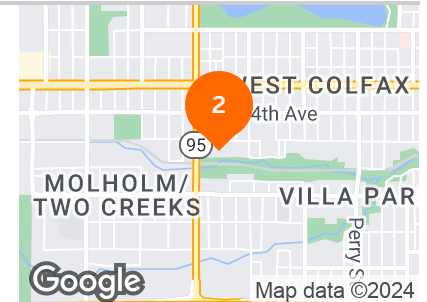


1235 YATES ST

Denver, CO 80204

Sale Price: \$590,000 **Lot Size:** 0.15 Acres **Price PSF:** \$90.30

Closed: 06/29/2023



3



2624 S DELAWARE ST

Denver, CO 80223

Sale Price: \$1,850,000

Closed: 04/13/2023

Lot Size:

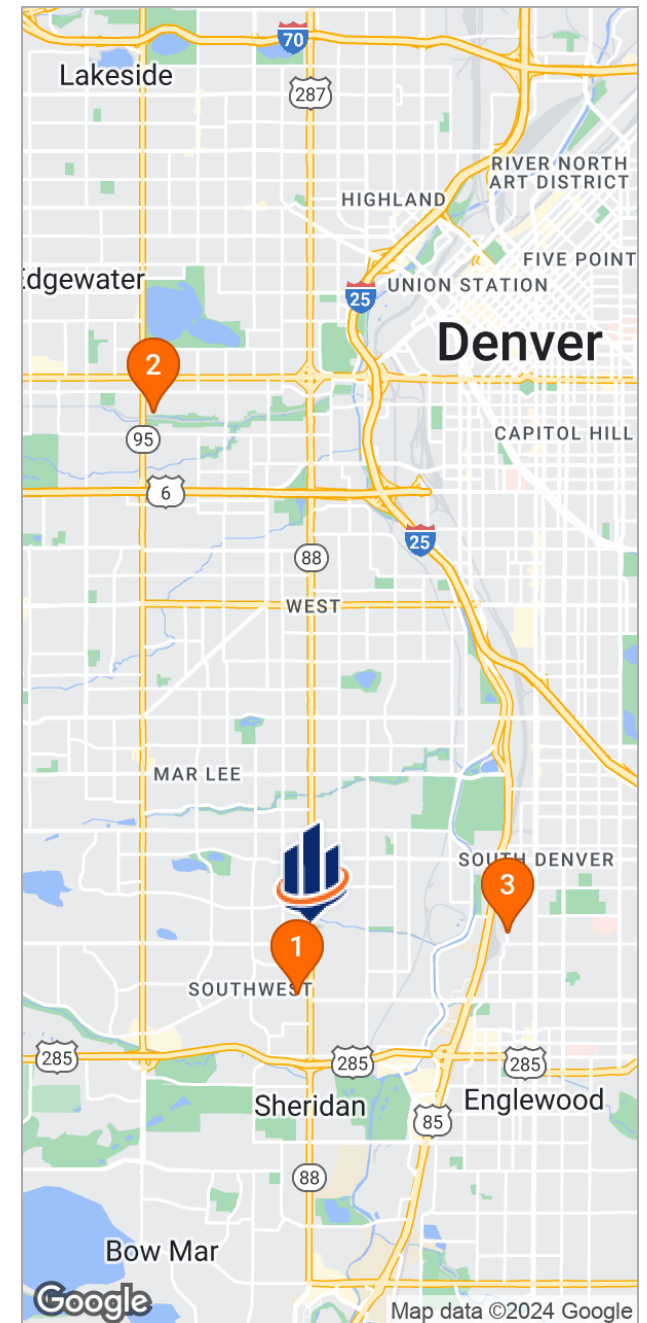
0.27 Acres

Price PSF:

\$157.30



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	2636 S. Federal Blvd Denver, CO	\$995,000	1,109 SF	19,430 SF	3
1	3065 Pancratia St Denver, CO	\$8,230,000	-	115,870 SF	-
2	1235 Yates St Denver, CO	\$590,000	-	6,534 SF	-
3	2624 S Delaware St Denver, CO	\$1,850,000	-	11,761 SF	-
AVERAGES		\$3,556,667	NAN SF	44,722 SF	

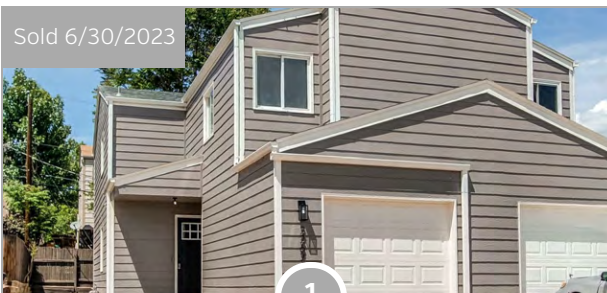




2636 S. FEDERAL BLVD

Denver, CO 80219

PRICE:	\$995,000
BLDG SIZE:	1,109 SF
LOT SIZE:	19,430 SF

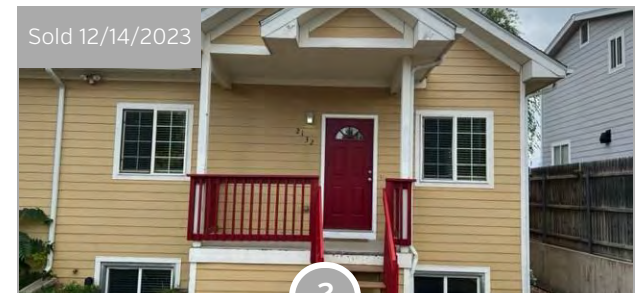


Sold 6/30/2023

2267 W VASSAR AVENUE, , CO 80110

Englewood, CO 80110

PRICE:	\$464,000
BLDG SIZE:	1,519 SF
YEAR BUILT:	1982

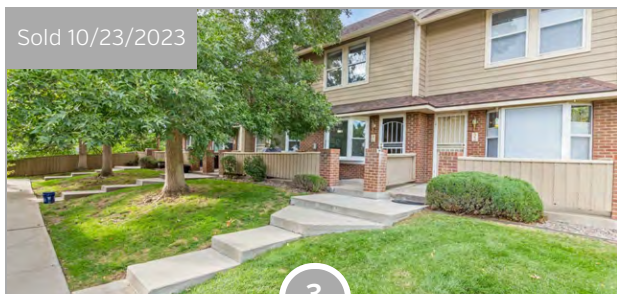


Sold 12/14/2023

2132 W ILIFF AVENUE

Englewood, CO 80110

PRICE:	\$415,000
BLDG SIZE:	864 SF
YEAR BUILT:	2005



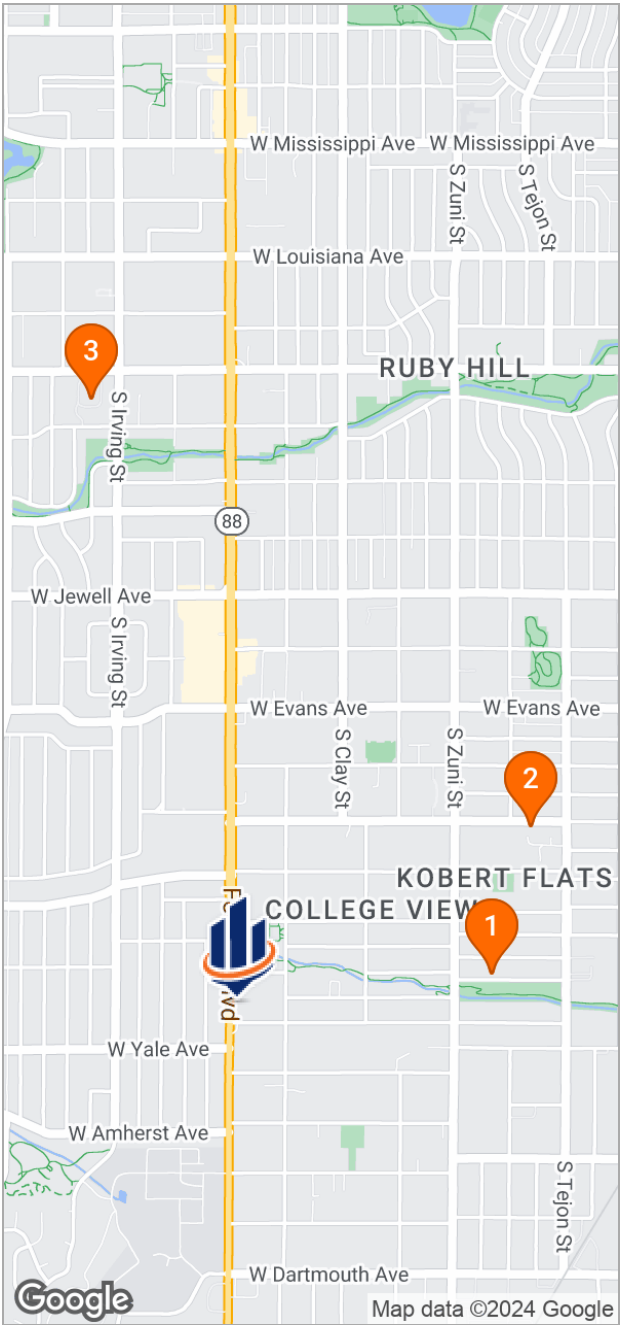
Sold 10/23/2023

3300 W FLORIDA AVENUE UNIT #94

Denver, CO 80219

PRICE:	\$390,000
BLDG SIZE:	1,263 SF
YEAR BUILT:	1995

	NAME/ADDRESS	PRICE	BLDG SIZE	YEAR BUILT	PRICE/SF	DEAL STATUS
★	2636 S. Federal Blvd Denver, CO	\$995,000	1,109 SF	1947	\$51.21	Subject Property
1	2267 W Vassar Avenue, , CO 80110 Englewood, CO	\$464,000	1,519 SF	1982	\$305.46	Sold 6/30/2023
2	2132 W Iliff Avenue Englewood, CO	\$415,000	864 SF	2005	\$480.32	Sold 12/14/2023
3	3300 W Florida Avenue Unit #94 Denver, CO	\$390,000	1,263 SF	1995	\$308.79	Sold 10/23/2023
AVERAGES		\$423,000	1,215 SF	1994	\$364.86	



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,061	161,686	408,109
AVERAGE AGE	36.7	35.8	37.0
AVERAGE AGE (MALE)	37.1	36.0	36.6
AVERAGE AGE (FEMALE)	33.5	35.7	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,736	60,119	170,451
# OF PERSONS PER HH	3.1	2.7	2.4
AVERAGE HH INCOME	\$67,538	\$79,605	\$94,349
AVERAGE HOUSE VALUE	\$252,118	\$332,873	\$421,649

* Demographic data derived from 2020 ACS - US Census

