FOR SALE OR GROUND LEASE

Denver Highlands Land Site Available For Development



KIN COMMERCIAL

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3120 Irving St. | Denver, Colorado 80211

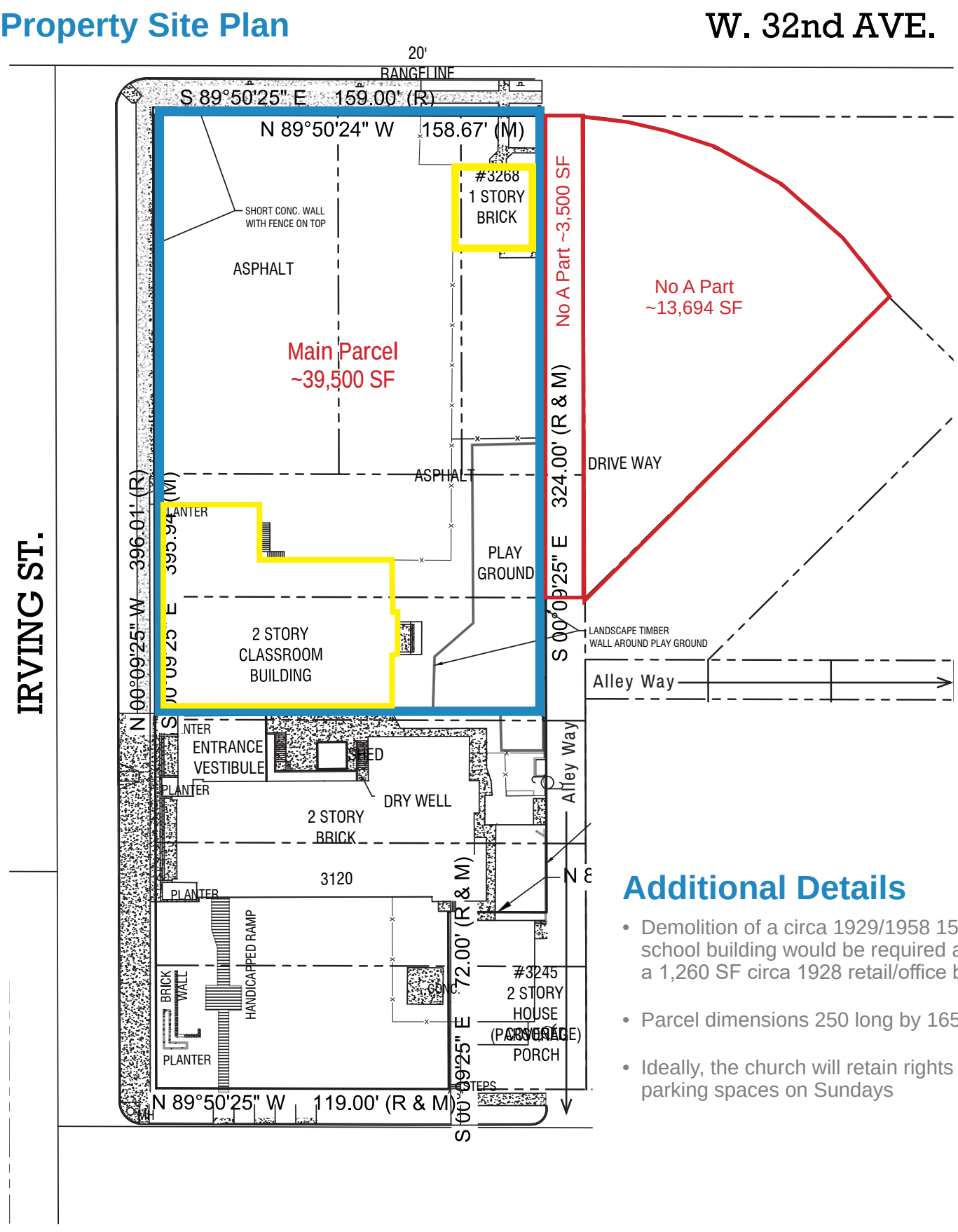
(A portion of Renewal Church Denver Highlands Campus)

- 39,500 SF parcel (Zoned U-SU-A1) with potential to combine with the neighboring parcel (Zoned PUD, willing seller, not a part) for a total of approximately 53,000 SF
- U-SU-A1 allows for single family homes plus ADU with min lot size 3,000 SF, 30-foot height limit
- Seller willing to work with Buyer toward a rezone to accommodate retail or multi-family/mixed-use
- Situated on the vibrant retail corridor at 32nd and Irving, Highlands neighborhood.

CONTACT BROKER FOR PRICING & ADDITIONAL SITE INFO

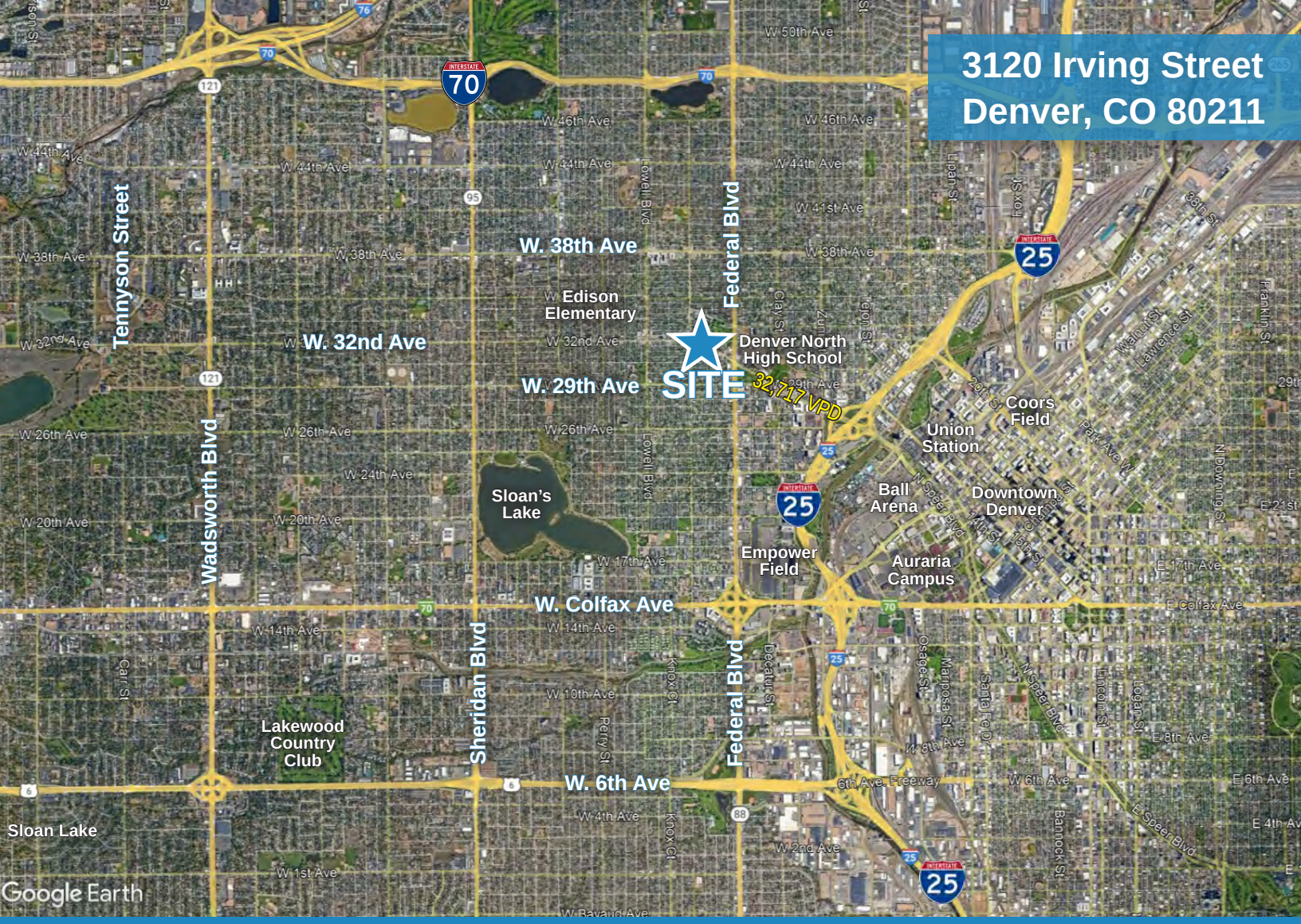
3120 Irving Street
Denver, CO 80211

Property Site Plan



Additional Details

- Demolition of a circa 1929/1958 15,070 SF school building would be required along with a 1,260 SF circa 1928 retail/office building
- Parcel dimensions 250 long by 165 feet wide
- Ideally, the church will retain rights to 10+ parking spaces on Sundays



Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	**29,223**	**202,241**	**474,900**
Projection (2030)	29,818	208,551	485,674
Annual Growth (25-30)	0.2%	1.5%	0.8%
Median Age	**37.2**	**36.7**	**37.2**
Total Households	**15,028**	**99,076**	**221,620**
Owner-Occupied	6,862	36,412	90,986
Renter-Occupied	8,499	65,937	136,043
Projection (2030)	15,362	102,349	227,029
Annual Growth (25-30)	0.4%	0.7%	0.5%
Median Home Value	**$825,752**	**$718,816**	**$667,359**
Median Home Year Built	**1958**	**1982**	**1969**
Average HH Size	**1.9**	**1.9**	**2**
Median HH Income	**$134,543**	**$100,385**	**$92,035**
Daytime Employees	**10,393**	**182,481**	**341,201**
Daytime Businesses	**1,870**	**17,585**	**38,827**
Consumer Spending	**$193 B**	**$3.8 B**	**$7.6 B**

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