



OFFICE/RETAIL PROPERTY FOR SALE

574 Santa Fe Drive, Denver, CO 80204

Sales Price: \$4,000,000
Building Size: 18,704 SF



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PROPERTY HIGHLIGHTS

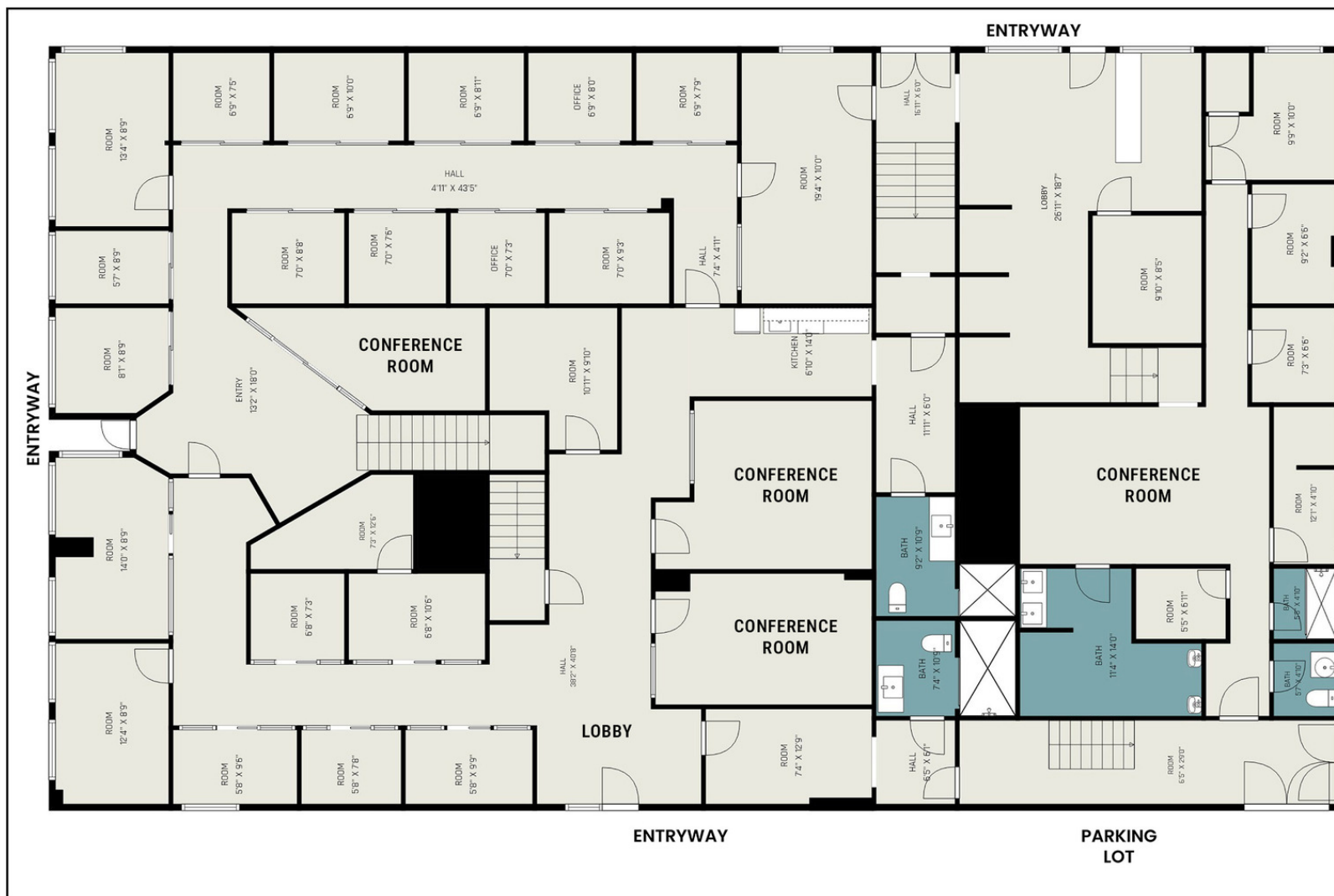
- **Strategic Urban Location & Visibility:** Located along the Santa Fe Drive corridor, the property offers exceptional exposure at a high-traffic intersection with 55,000–60,000 vehicles per day on Santa Fe Drive and 20,000–25,000 vehicles per day on West 6th Avenue, supporting strong office and retail demand.
- **Flexible U-MS-3 Zoning:** Mixed-use zoning allows for a wide range of permitted uses including office, retail, residential, and creative applications—providing meaningful upside through repositioning or redevelopment.
- **Building and Site Scale:** The 18,704 SF building is situated on a 15,739 SF lot, offering a balanced footprint for both occupancy and future redevelopment scenarios.
- **On-Site Parking:** The property includes on-site parking, a valuable amenity along this corridor that enhances usability for office, retail, or mixed-use tenants and customers, with a portion of spaces configured as tandem parking.
- **Adaptive Reuse Potential:** Existing office improvements provide near-term usability, while the zoning and location support longer-term conversion to higher-value uses aligned with neighborhood trends.



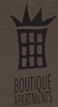
PROPERTY ADDRESS	574 SANTA FE DRIVE, DENVER, CO 80204
Lot Size	15,739 SF
Building Size	18,704 SF
Year Built/Renovated	1911/1990
Zoning	U-MS-3
2025 Taxes	\$83,200.32
Parking	31 Surface Lots
Short Term Income	Existing Tenant May Stay Through May 2027
Sales Price	\$4,000,000

6TH AVE

SANTA FE DR



1ST FLOOR



2ND FLOOR PLAN

6TH AVE

SANTA FE DR

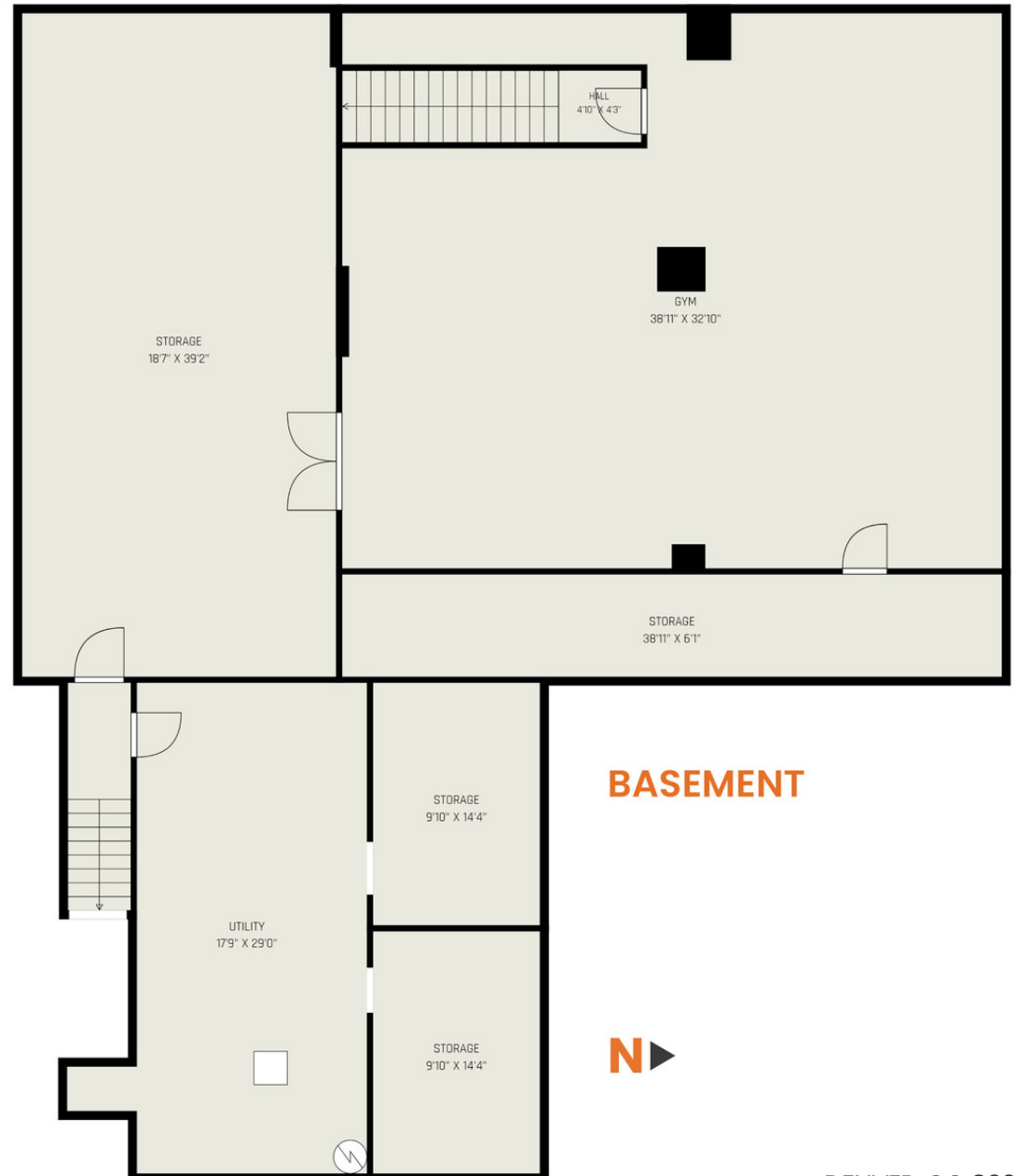


2ND FLOOR

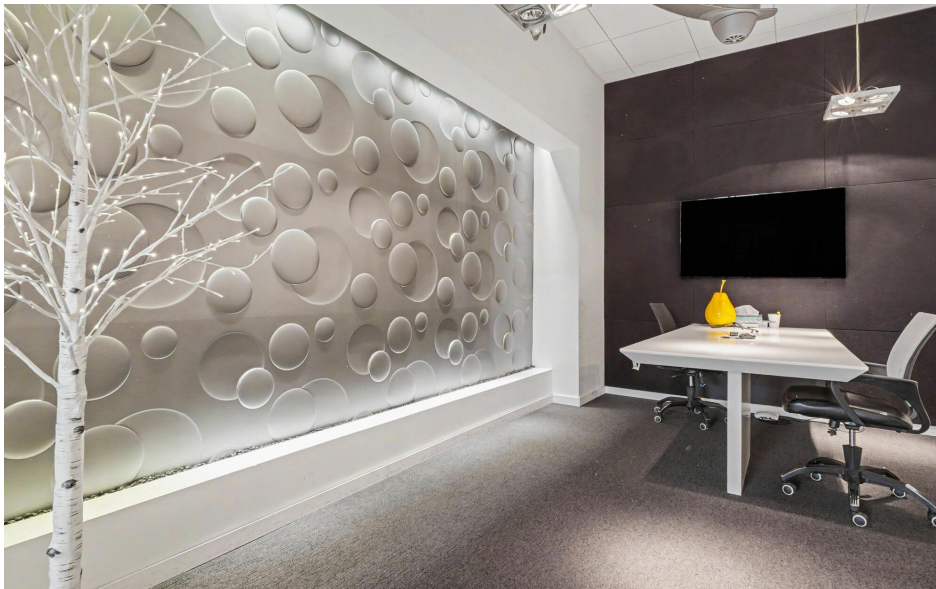
PARKING
LOT

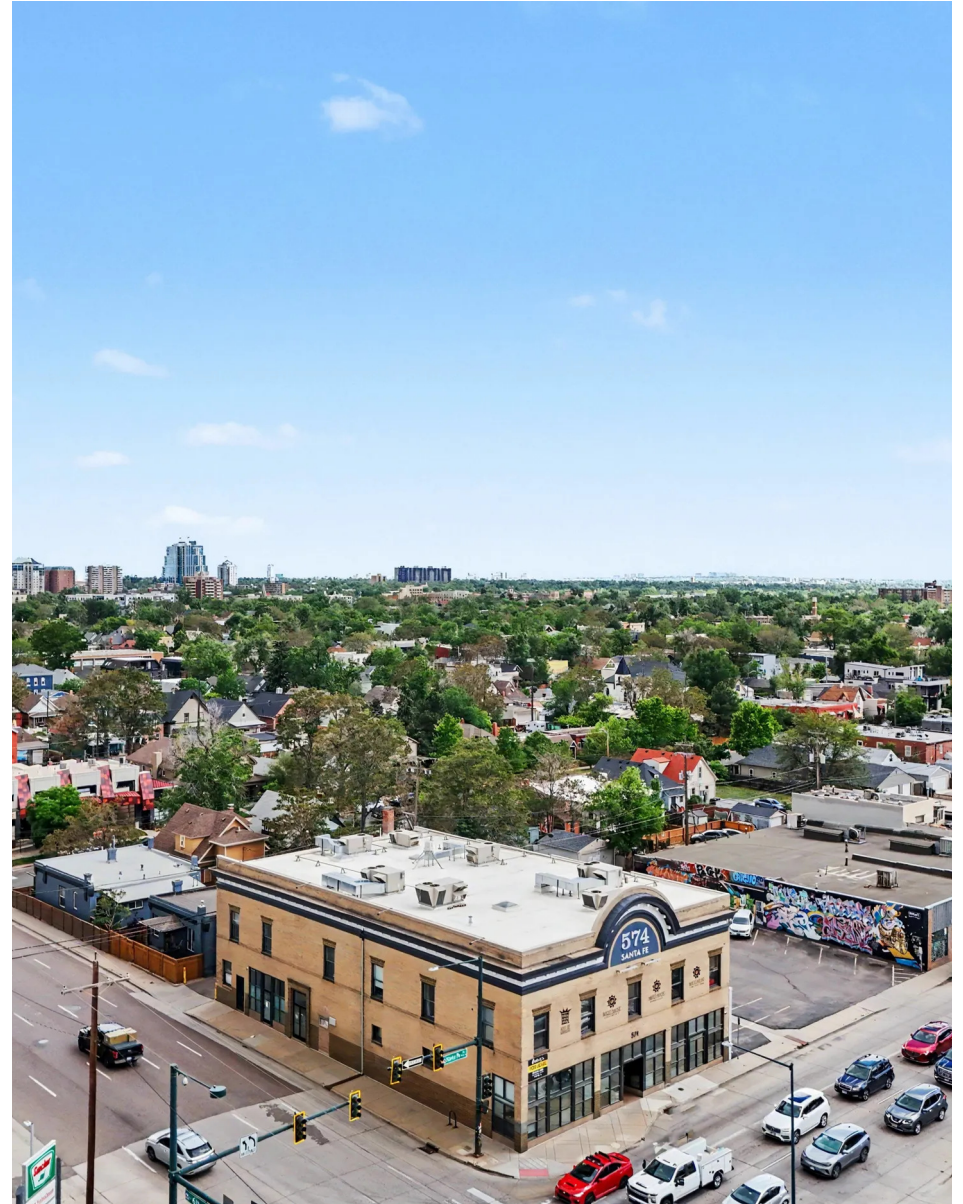
BALCONY

3RD FLOOR & BASEMENT FLOOR PLAN





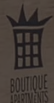








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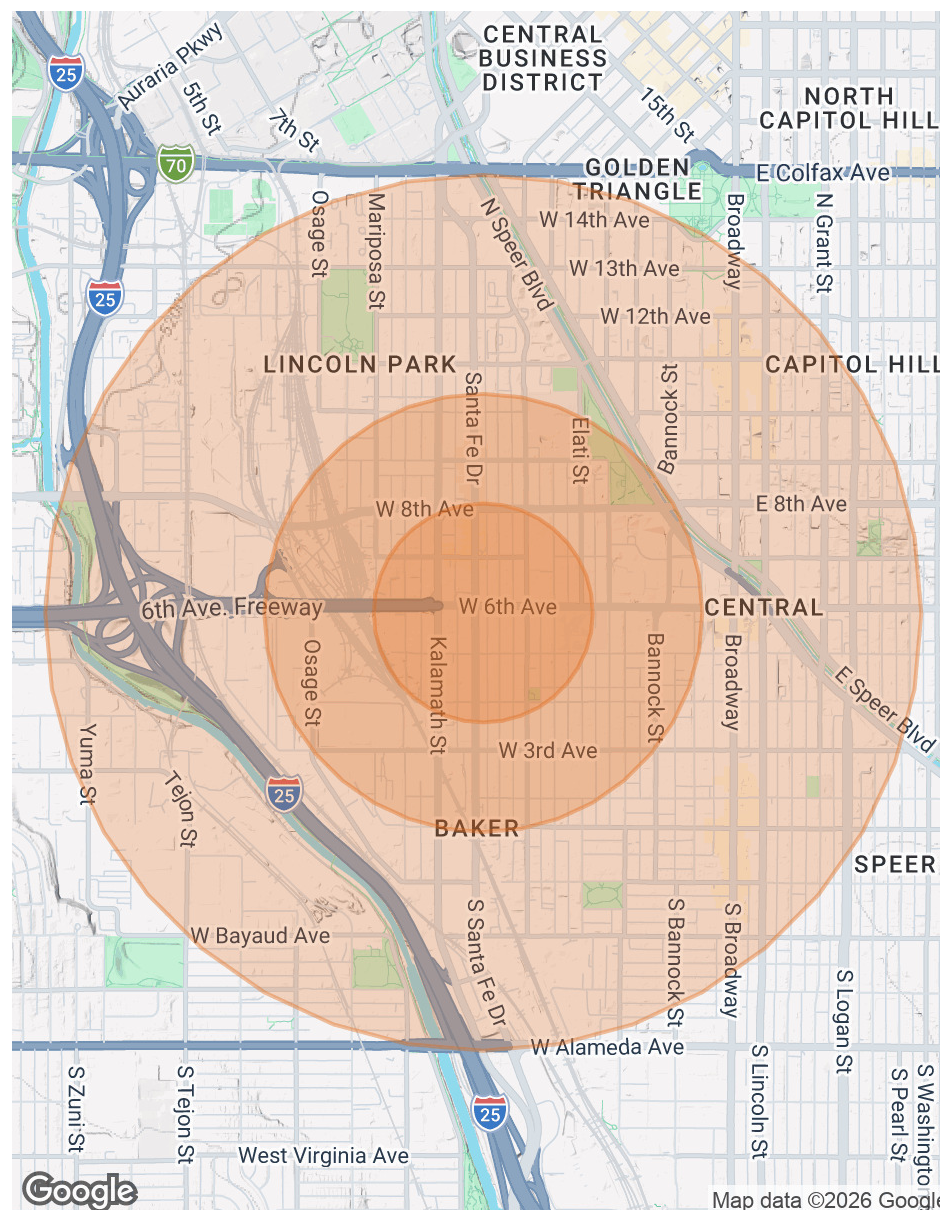
AREA MAP



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,116	4,899	25,517
Average Age	33.2	34.9	33.9
Average Age (Male)	33.7	35.3	34.4
Average Age (Female)	32.6	33.5	33.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	565	2,367	14,907
# of Persons per HH	2.0	2.1	1.7
Average HH Income	\$137,788	\$139,407	\$113,692
Average House Value	\$652,524	\$625,856	\$575,105

2023 American Community Survey (ACS)



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