

# 1514

## 17TH STREET

DENVER, CO 80202



**Shames  
Makovsky**  
REALTY COMPANY

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## PROPERTY FACTS

|                      |                  |
|----------------------|------------------|
| <b>Building Size</b> | <b>25,073 SF</b> |
| <b>Land Size</b>     | <b>0.14 AC</b>   |
| <b>Stories</b>       | <b>4</b>         |
| <b>Year Built</b>    | <b>1882</b>      |
| <b>Walk Score</b>    | <b>95/100</b>    |
| <b>Transit Score</b> | <b>88/100</b>    |

### Covenants and AMI Levels:

#### 2003 City HOME Covenant

- Restricts: 25 units @ 60% AMI; 7 units @ 50% AMI
- Term: expires January 1, 2027

#### 2020 HOST Covenant

- Restricts: 62 units @ 50% AMI
- Term: 60 years (May 16, 2080)

#### 2004 CDOH Beneficiary and Rent Use Covenant

- Restricts: 15 @ 50% AMI; 47 @ 30% AMI
- Note: 5 floating HOME units
- Term: 50 years (expires October 1, 2054)

### Use Restrictions

- Student housing is prohibited in HOME units.
- The City HOME restrictions expires January 1, 2027
- The CDOH HOME restrictions expire October 1, 2054

The Barth Hotel was built in 1882, just two blocks from the newly constructed Union Station. Just six years after Colorado became a state, The Barth Hotel was designed by Frederick C. Eberley, a prominent Denver architect, who contributed many buildings to a growing city including the Tivoli Student Union on the Auraria Campus and the Zang Mansion on Clarkson. The Barth was originally used as a warehouse for the Union Liquor Wholesale Company and was converted into a hotel in the late 1880's.

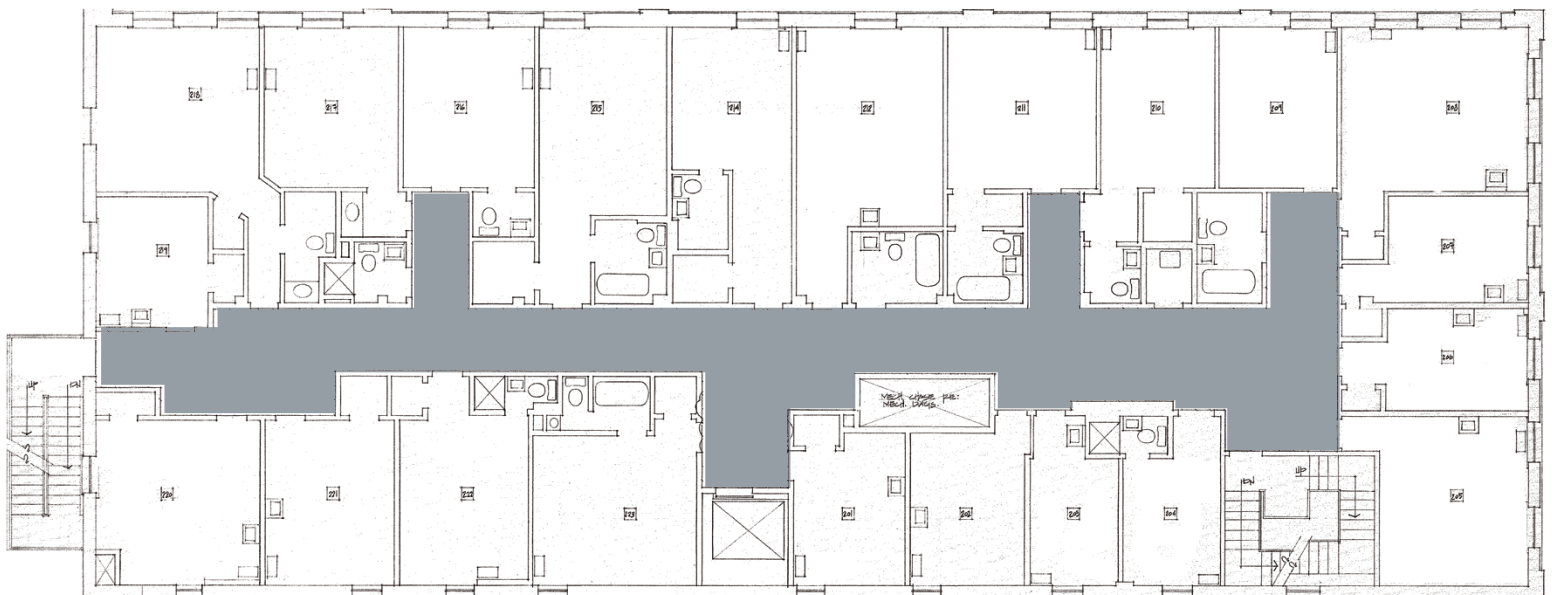
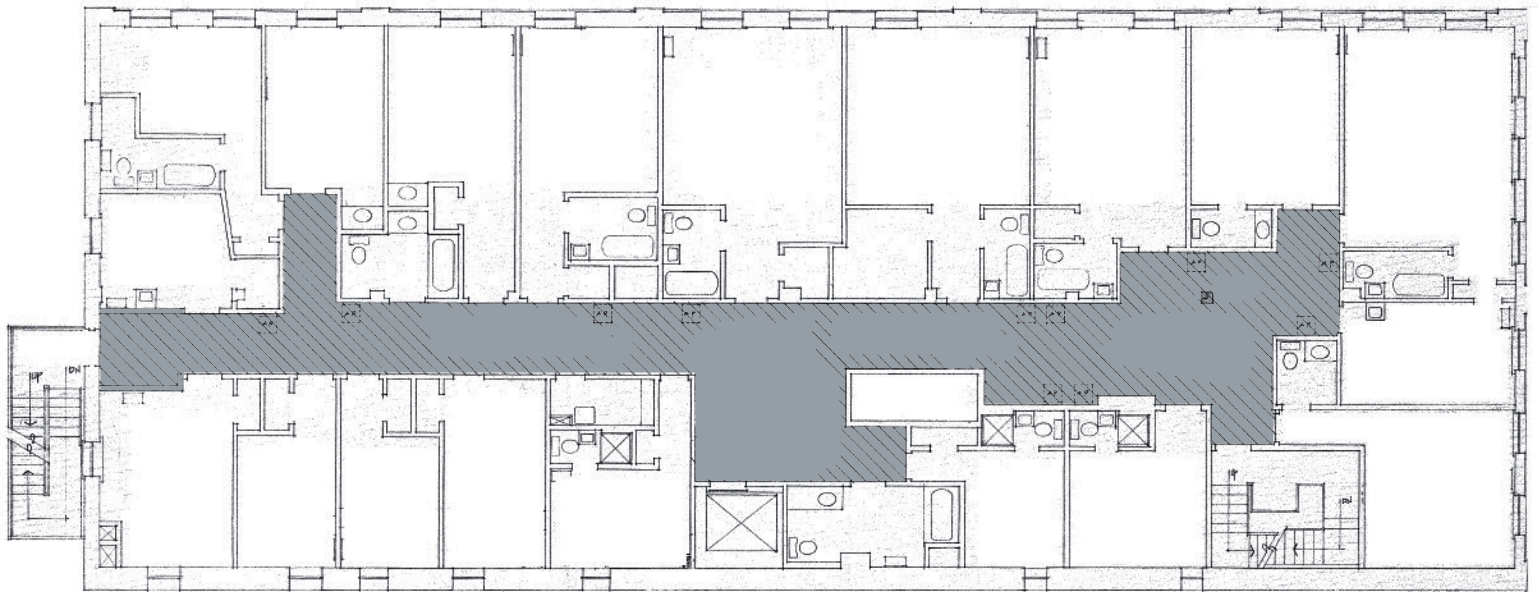
One hundred years later, in 1981, Senior Housing Options purchased The Barth Hotel and converted it to affordable housing.

Many of the first residents of the Barth were from the Colorado School for the Blind who recently closed its doors. The Barth was added to the national Registry of Historic Places in 1982.

Celebrations, parades, and other exciting events occur just outside the front door. Restaurants and shops are within walking distance and transportation by bus, light rail and train is just a few blocks away.



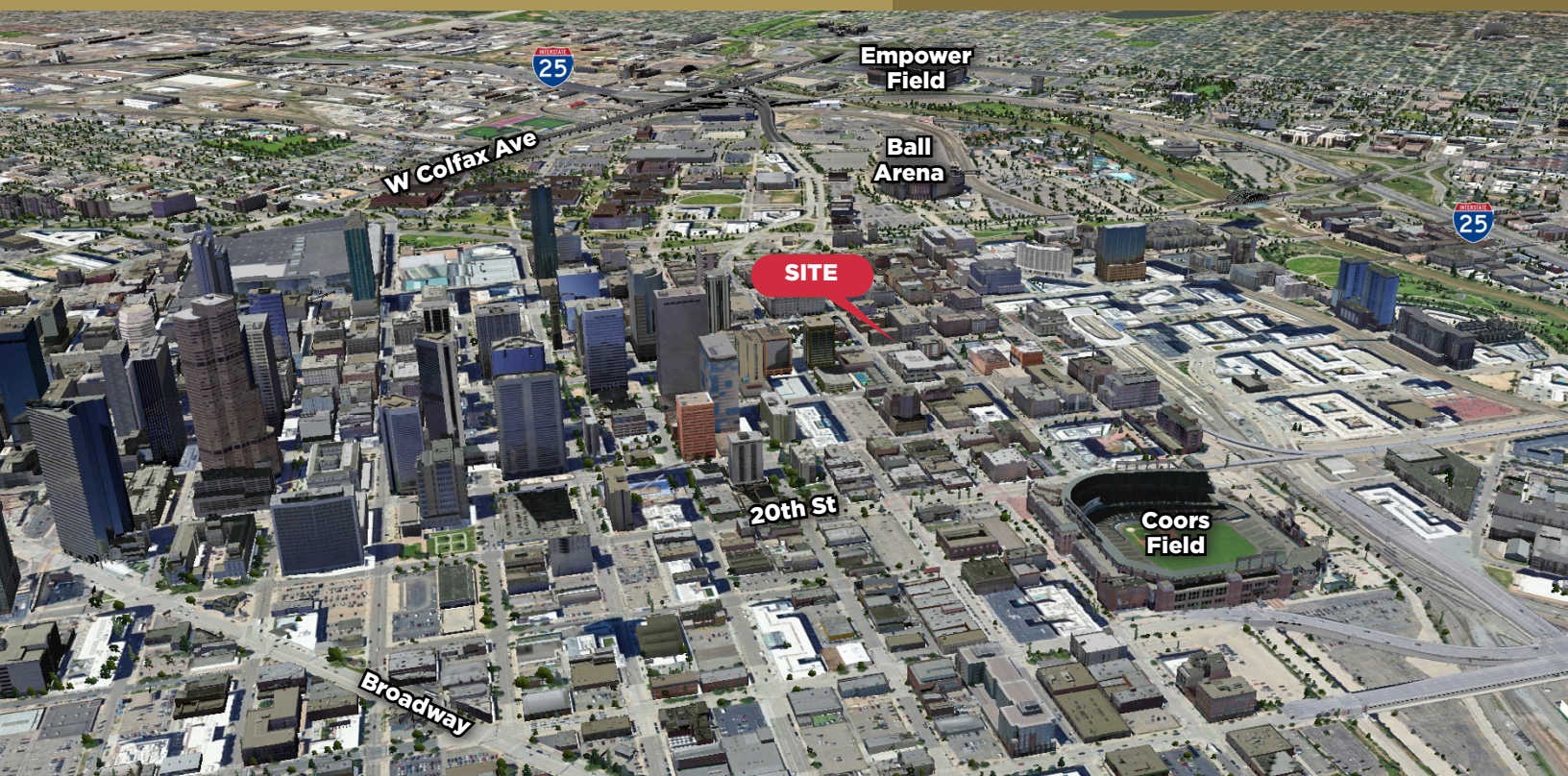
**1st Floorplate**



**2nd Floorplate**

# 1514 17th Street

## Denver, CO



### Demographics

|                      | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| Population           | 24,074    | 196,965   | 536,676   |
| Avg Household Income | \$91,940  | \$105,872 | \$102,412 |
| Median Home Value    | \$461,438 | \$512,266 | \$471,672 |

\*Source: CoStar

### Traffic Counts

Vehicles/Day

|                    |       |
|--------------------|-------|
| 17th St @ Wazee St | 5,249 |
| Blake St @ 16th St | 8,954 |
| 17th St @ Blake St | 6,170 |

\*Source: CoStar

# Shames Makovsky

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