

AVAILABLE

490 Lincoln Street Denver, CO 80203

Ground Lease / For Sale / Build to Suit

SITE DETAILS

PARCEL SIZE	13,661 square feet
ZONING	CMX-8
CITY & COUNTY	Denver / Denver
ALLOWED USES	Retail, Multi- Family, Mixed Use, Assisted Living, Office
INCOME	Billboard On Site

Assemblage Opportunity

The neighboring property to the south (450 Lincoln) is owned by the same owner and both properties could be packaged as a portfolio sale.

*450 Lincoln is a completely remodeled 12,340 square feet office building. The property is 100% leased with professional and medical office users.



DESCRIPTION

The site is 13,661 square feet on Lincoln Street between 4th and 5th Avenue. The site boasts high traffic counts of 28,500 vehicles per day and is located near numerous restaurants and retailers such as Il Vicino, Chipotle Grill, Starbucks, Moe's BBQ and Sonoda's.



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