

# Cherry Creek Gateway





# Cherry Creek Gateway

DOWNTOWN  
DENVER

CHERRY CREEK

CHERRY CREEK  
NORTH

CHERRY CREEK  
EAST

SITE

COLORADO BOULEVARD





# Cherry Creek Area

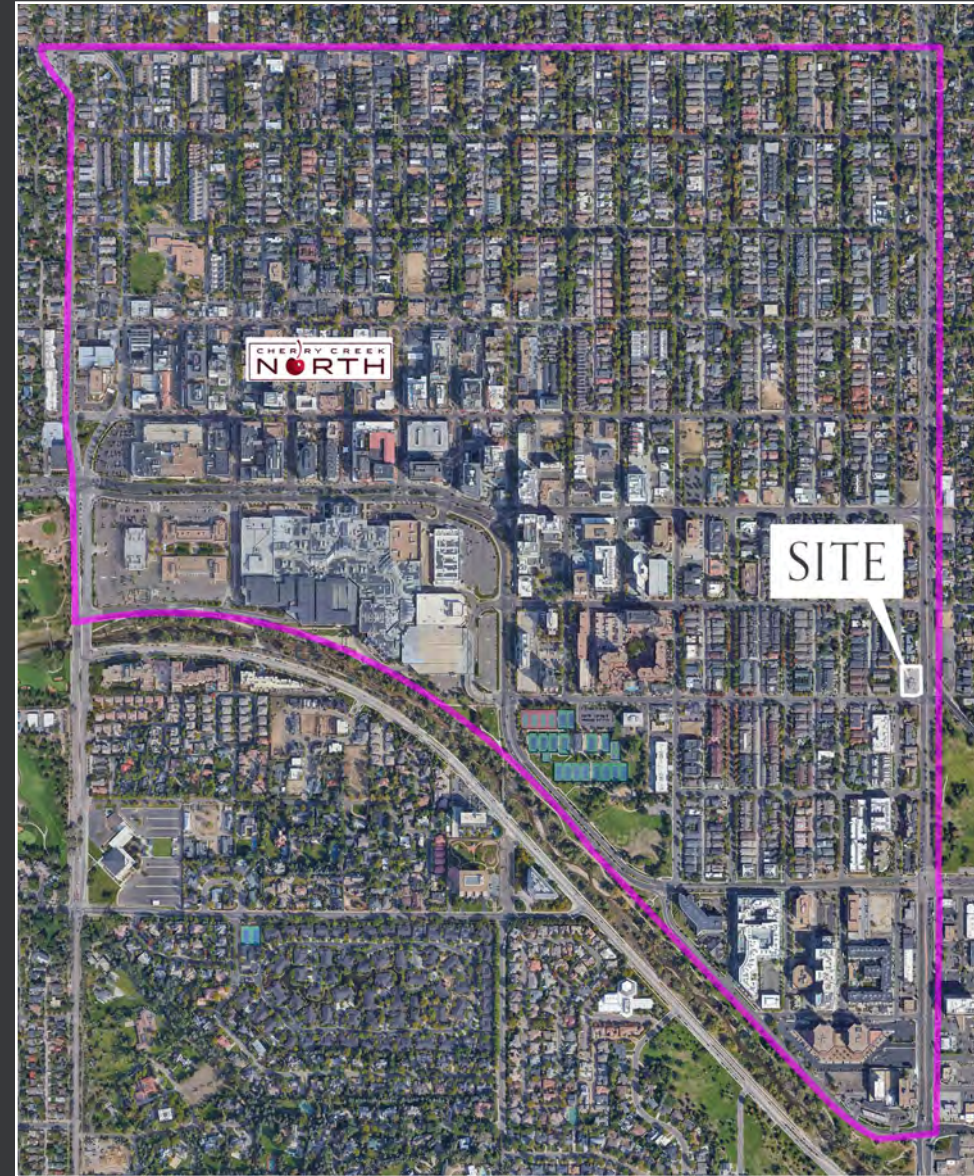
*Denver's Premier Neighborhood*

4,889 Households

1,800,000+ SF Office Space

1,100+ Businesses

16 Blocks of High-End Retail



## D E M O G R A P H I C S



POPULATION

7,716



HOUSEHOLDS

4,889



AVG. HH INCOME

\$172,225



DAYTIME POP.

9,932



# 55 S Colorado Boulevard

Address: 55 S Colorado Boulevard

Size: 16,504 Square Feet

Zoning: G-RO-5  
General Urban - Residential  
Office - 5





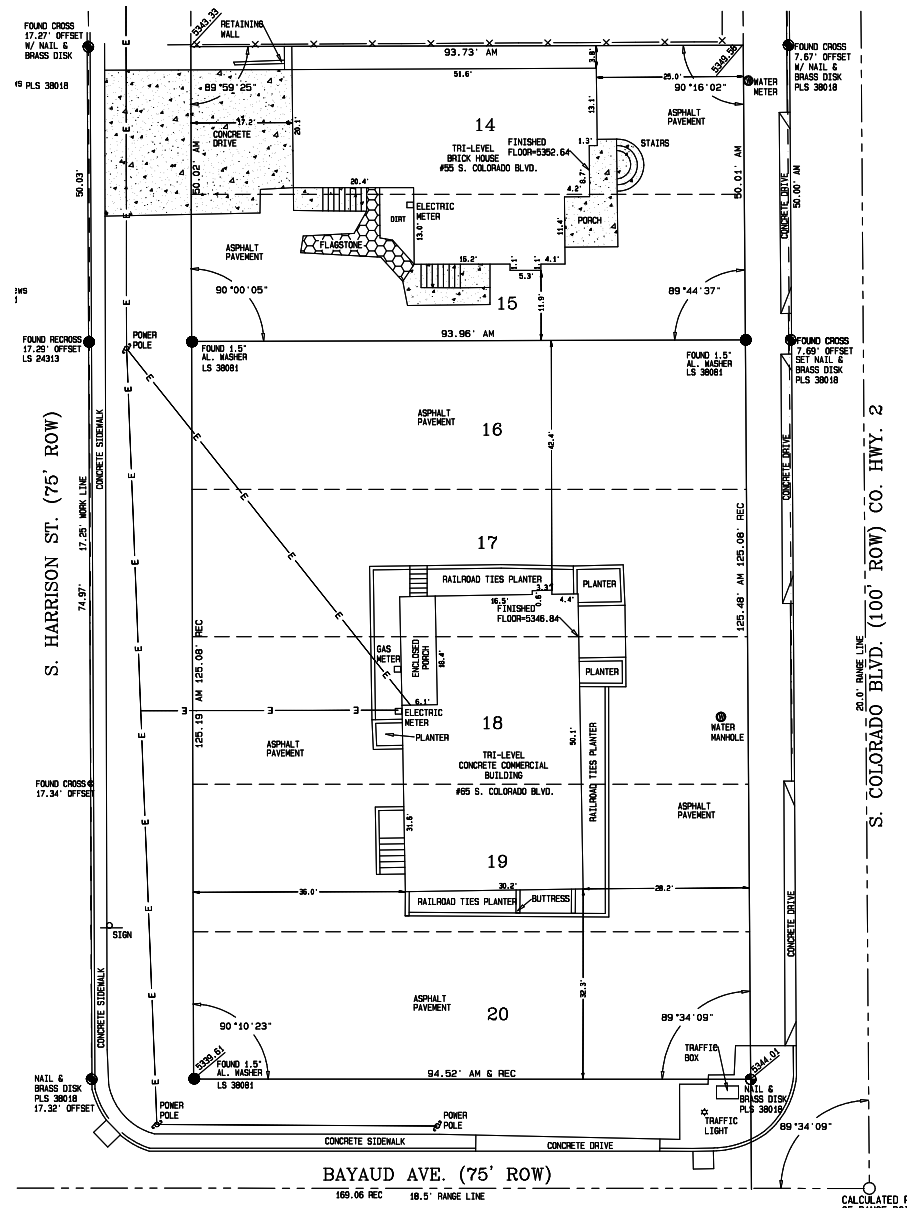
# 55 S Colorado Blvd

*Below perspective looking West from Hilltop Neighborhood*





# 55 S Colorado Blvd





# 55 S Colorado Blvd

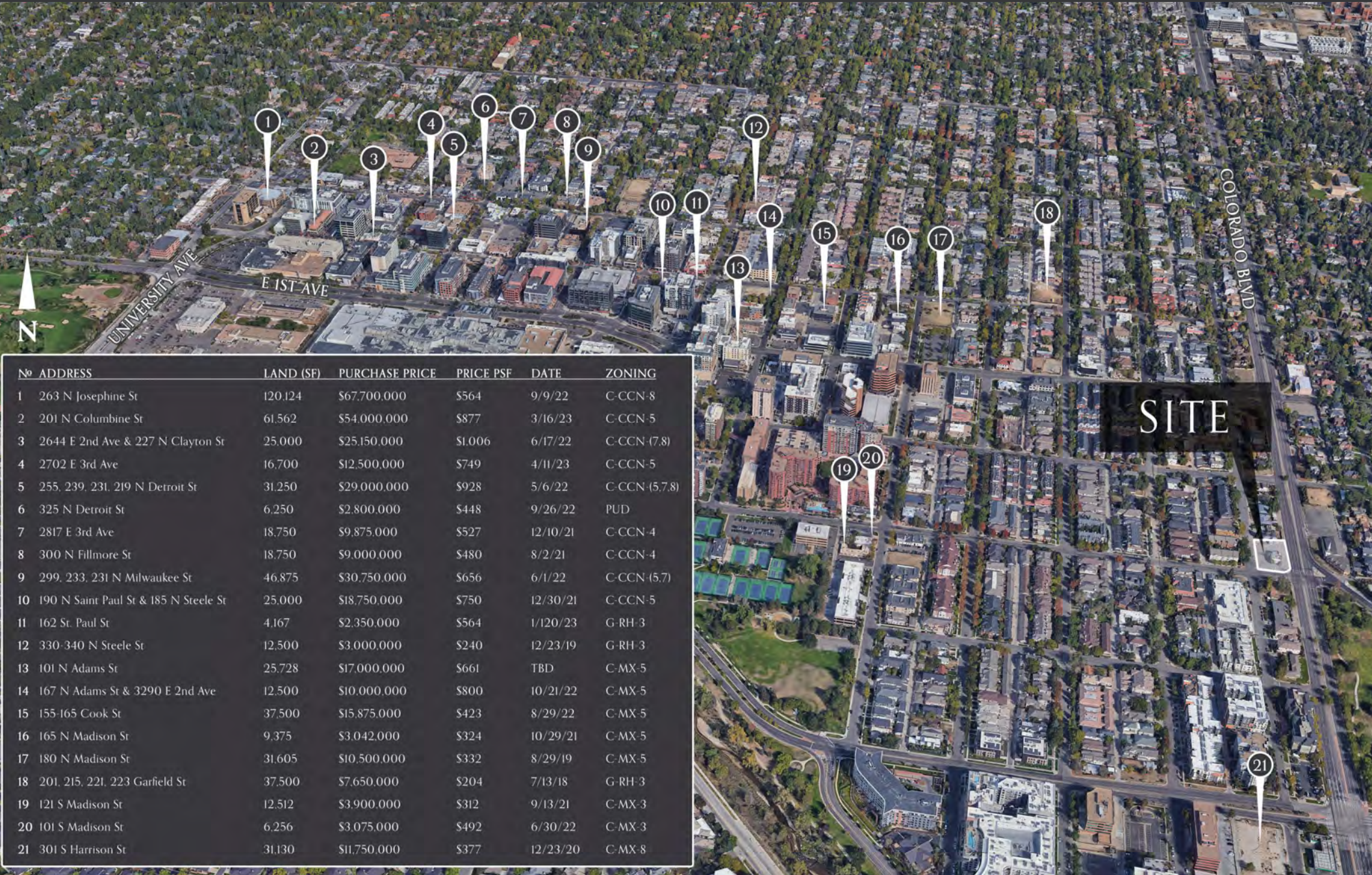


Downtown  
Denver

SITE



# Recent Cherry Creek Sales



No	ADDRESS	LAND (SF)	PURCHASE PRICE	PRICE PSF	DATE	ZONING
1	263 N Josephine St	120,124	\$67,700,000	\$564	9/9/22	C-CCN-8
2	201 N Columbine St	61,562	\$54,000,000	\$877	3/16/23	C-CCN-5
3	2644 E 2nd Ave & 227 N Clayton St	25,000	\$25,150,000	\$1,006	6/17/22	C-CCN-(7,8)
4	2702 E 3rd Ave	16,700	\$12,500,000	\$749	4/11/23	C-CCN-5
5	255, 239, 231, 219 N Detroit St	31,250	\$29,000,000	\$928	5/6/22	C-CCN-(5,7,8)
6	325 N Detroit St	6,250	\$2,800,000	\$448	9/26/22	PUD
7	2817 E 3rd Ave	18,750	\$9,875,000	\$527	12/10/21	C-CCN-4
8	300 N Fillmore St	18,750	\$9,000,000	\$480	8/2/21	C-CCN-4
9	299, 233, 231 N Milwaukee St	46,875	\$30,750,000	\$656	6/1/22	C-CCN-(5,7)
10	190 N Saint Paul St & 185 N Steele St	25,000	\$18,750,000	\$750	12/30/21	C-CCN-5
11	162 St. Paul St	4,167	\$2,350,000	\$564	1/120/23	G-RH-3
12	330-340 N Steele St	12,500	\$3,000,000	\$240	12/23/19	G-RH-3
13	101 N Adams St	25,728	\$17,000,000	\$661	TBD	C-MX-5
14	167 N Adams St & 3290 E 2nd Ave	12,500	\$10,000,000	\$800	10/21/22	C-MX-5
15	155-165 Cook St	37,500	\$15,875,000	\$423	8/29/22	C-MX-5
16	165 N Madison St	9,375	\$3,042,000	\$324	10/29/21	C-MX-5
17	180 N Madison St	31,605	\$10,500,000	\$332	8/29/19	C-MX-5
18	201, 215, 221, 223 Garfield St	37,500	\$7,650,000	\$204	7/13/18	G-RH-3
19	121 S Madison St	12,512	\$3,900,000	\$312	9/13/21	C-MX-3
20	101 S Madison St	6,256	\$3,075,000	\$492	6/30/22	C-MX-3
21	301 S Harrison St	31,130	\$11,750,000	\$377	12/23/20	C-MX-8



# CONTACT

FOR MORE INFO:

[www.cherrycreekgateway.com](http://www.cherrycreekgateway.com)



**Scott Crosbie**

[scrosbie@creginc.com](mailto:scrosbie@creginc.com)

303 881 2211



**Forrest Hunt**

[fhunt@creginc.com](mailto:fhunt@creginc.com)

303 597 6500



303 398 2111

2795 Speer Blvd Suite 10, Denver, CO

[www.creginc.com](http://www.creginc.com)