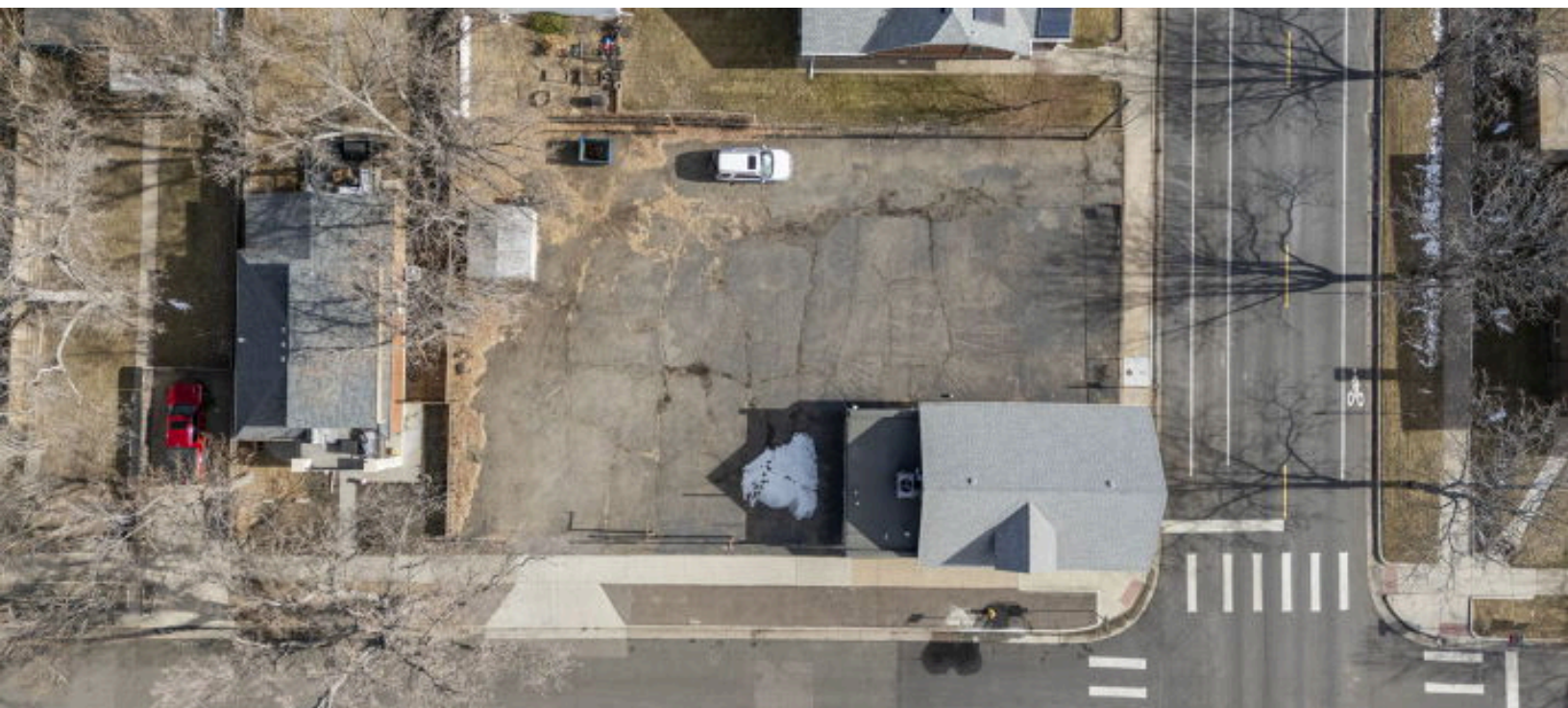




4600 Clay St, Denver, CO 80211

\$899,000

Large Lot in Sunnyside Denver - 9k SF

Land | 8,990 SqFt



Eddie Lederman
CO 100080975
303.564.5864

Listing Added: 02/02/2026
Listing Updated: Today



Details			
Asking Price	\$899,000	Property Type	Land
Sub Type	Residential	Zoning	U-SU-C CO-7
Lot Size (SqFt)	8,990	APN	HOMERS ADDITION B2 W 75FT OF L20 TO 24
Ownership	Trust		

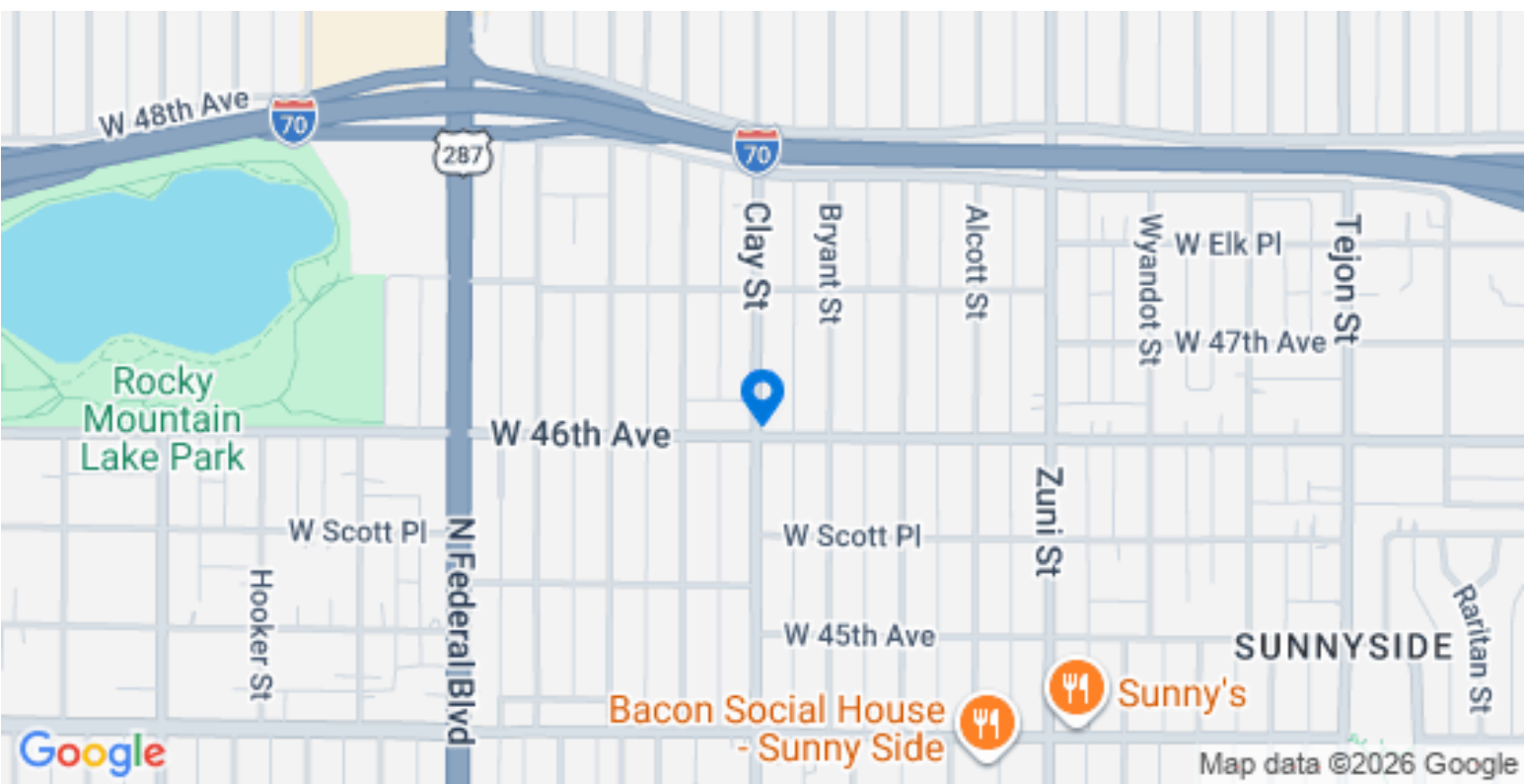
Marketing Description

Rare corner-lot opportunity in Sunnyside offering ±8,990 SF of land with alley access in a highly desirable, supply-constrained neighborhood. Zoned **U-SU-C with a CO-7 overlay**, allowing a single-unit detached residence by right with alley-loaded garage access. The lot's configuration and location support a thoughtful new-construction home or long-term hold in an area surrounded by established housing and ongoing reinvestment. Convenient access to downtown Denver, I-70, and neighborhood amenities. Ideal for builders or end users seeking a premium infill site—buyer to verify zoning, setbacks, and development potential.

Investment Highlights

1. **Established Infill Submarket** – Located in Denver's Sunnyside neighborhood, an area defined by limited vacant land, consistent redevelopment, and strong buyer demand for new construction.
2. **Proximity to Employment & Lifestyle Centers** – Immediate access to downtown Denver, LoHi, Highlands Square, and I-70 supports both end-user demand and resale liquidity.
3. **Supply-Constrained Market** – Very few remaining corner infill parcels of this size, creating scarcity value for builders targeting single-unit new construction.
4. **Neighborhood Reinvestment** – Surrounded by well-maintained housing stock and ongoing scrape-and-build activity, reinforcing price support for new homes.
5. **Corner Lot Visibility** – Enhanced street presence and design flexibility compared to mid-block lots, supporting premium architecture and stronger resale positioning.
6. **Proven Residential Demand** – Sunnyside continues to attract owner-occupants seeking newer homes in established neighborhoods, supporting predictable absorption.
7. **Long-Term Hold Appeal** – Central location and land scarcity support land banking strategies alongside near-term build potential.

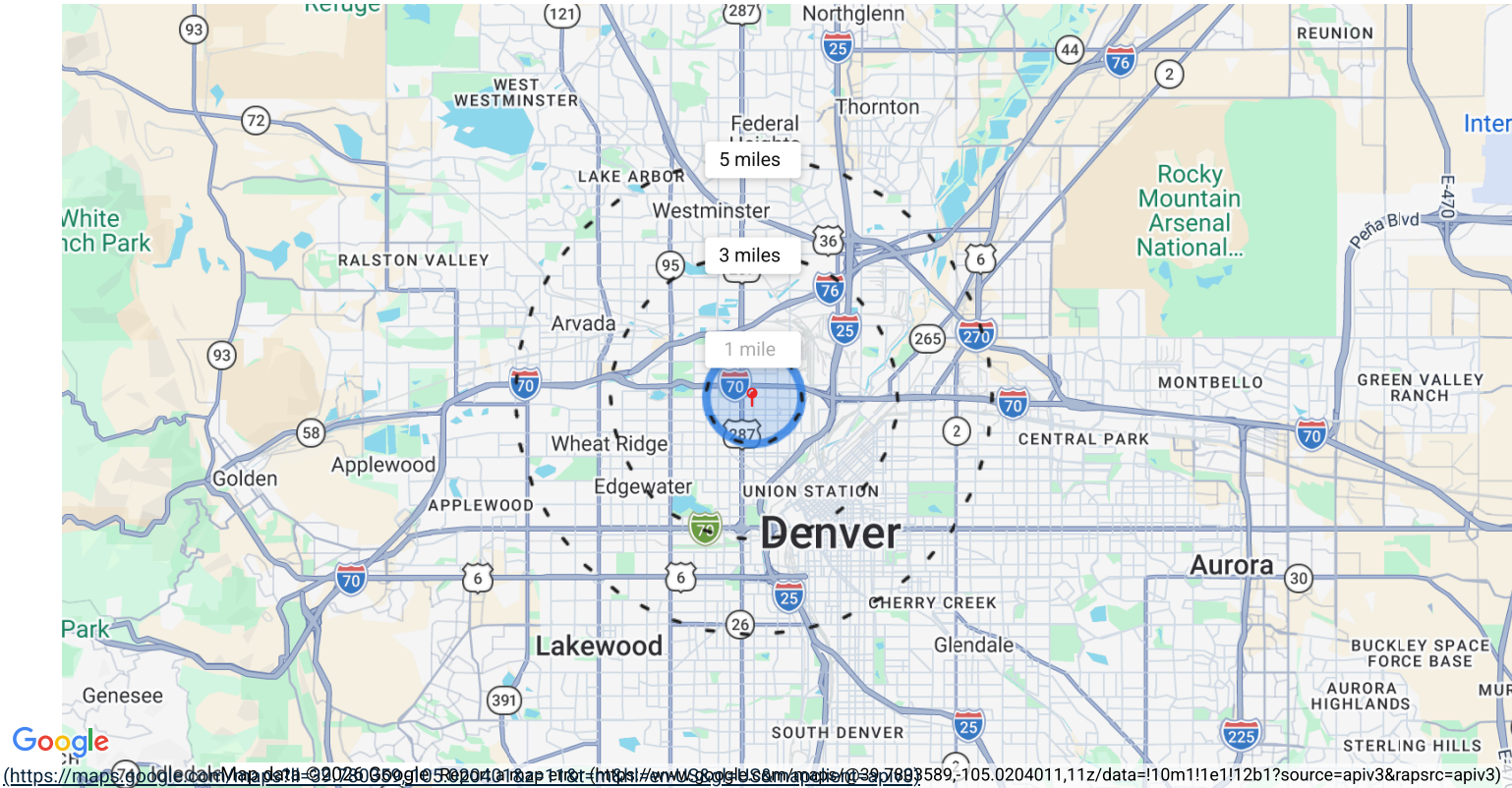
Location (1 Location)



Property Photos (12 photos)



Demographic Insights



1 mile

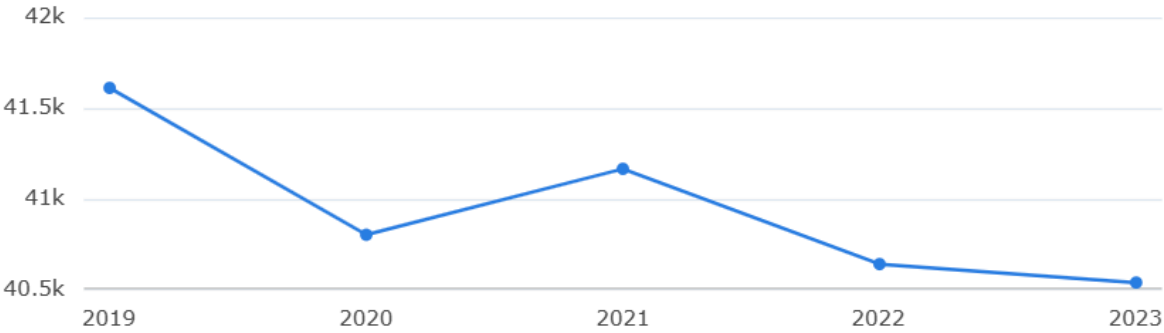
3 miles

5 miles

Population

40.5k

0% Compared to 40.6k in 2022
↓ 2% Compared to 41.6k in 2019



Household Income

\$104.4k

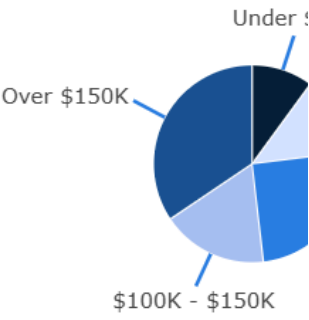
Median Income

\$140.4k

2028 Estimate

↑ 34%

Growth Rate



Age Demographics

36

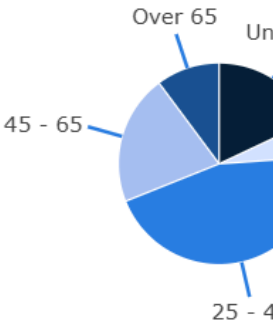
Median Age

38

2028 Estimate

↑ 6%

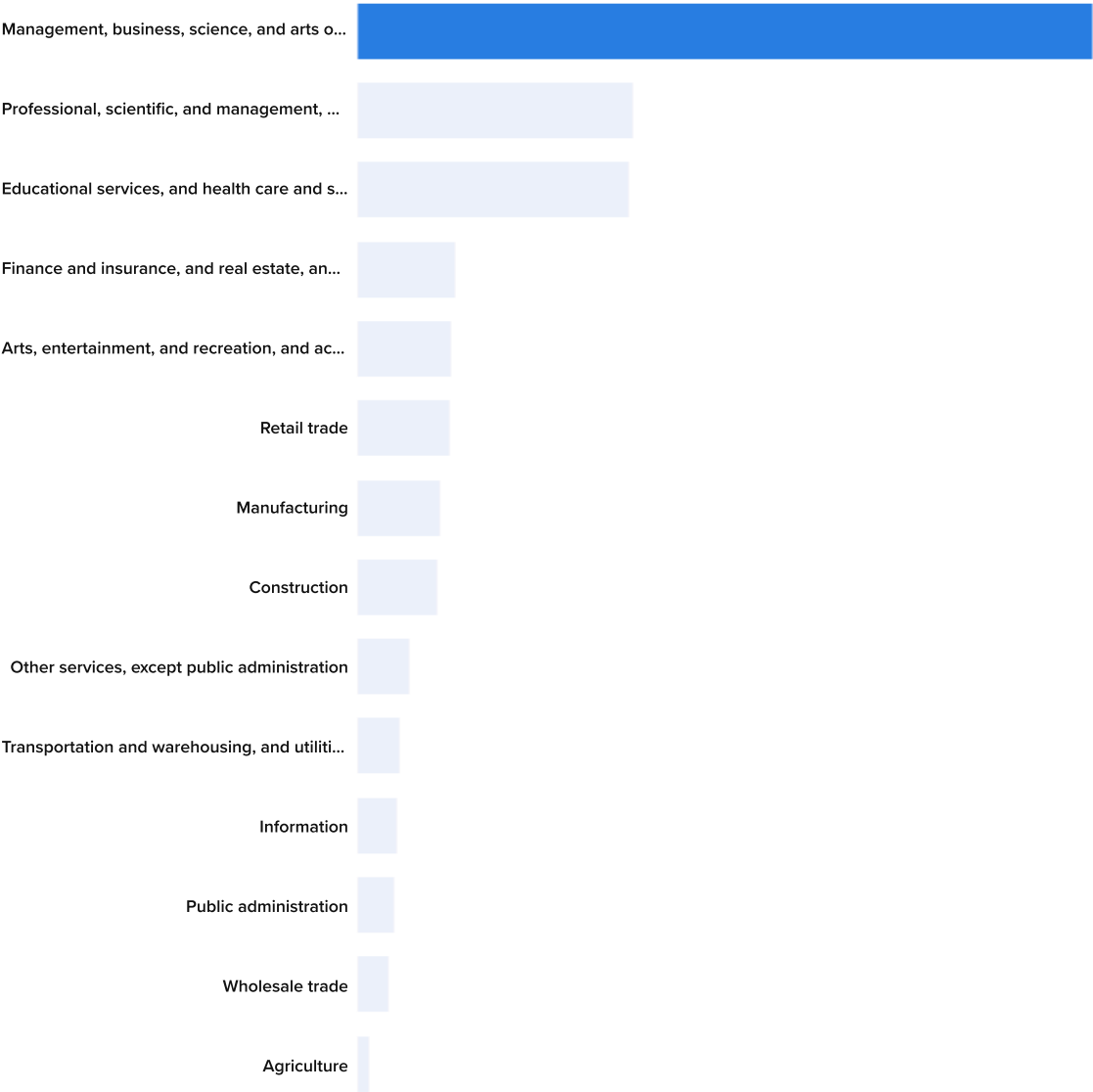
Growth Rate



Number of Employees

35.2k

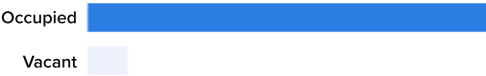
Top Employment Categories



Housing Occupancy Ratio

19:1

13:1 predicted
by 2028



Renter to Homeowner Ratio

1:2

1:2 predicted
by 2028

