



# Development Land For Sale

838 Park Ave W and 2250 Champa St Denver, CO

Rachel Colorosa

Managing Director

303.886.8154

[rachel@colorosacommercial.com](mailto:rachel@colorosacommercial.com)



COLOROSA  
COMMERCIAL  
PROPERTIES

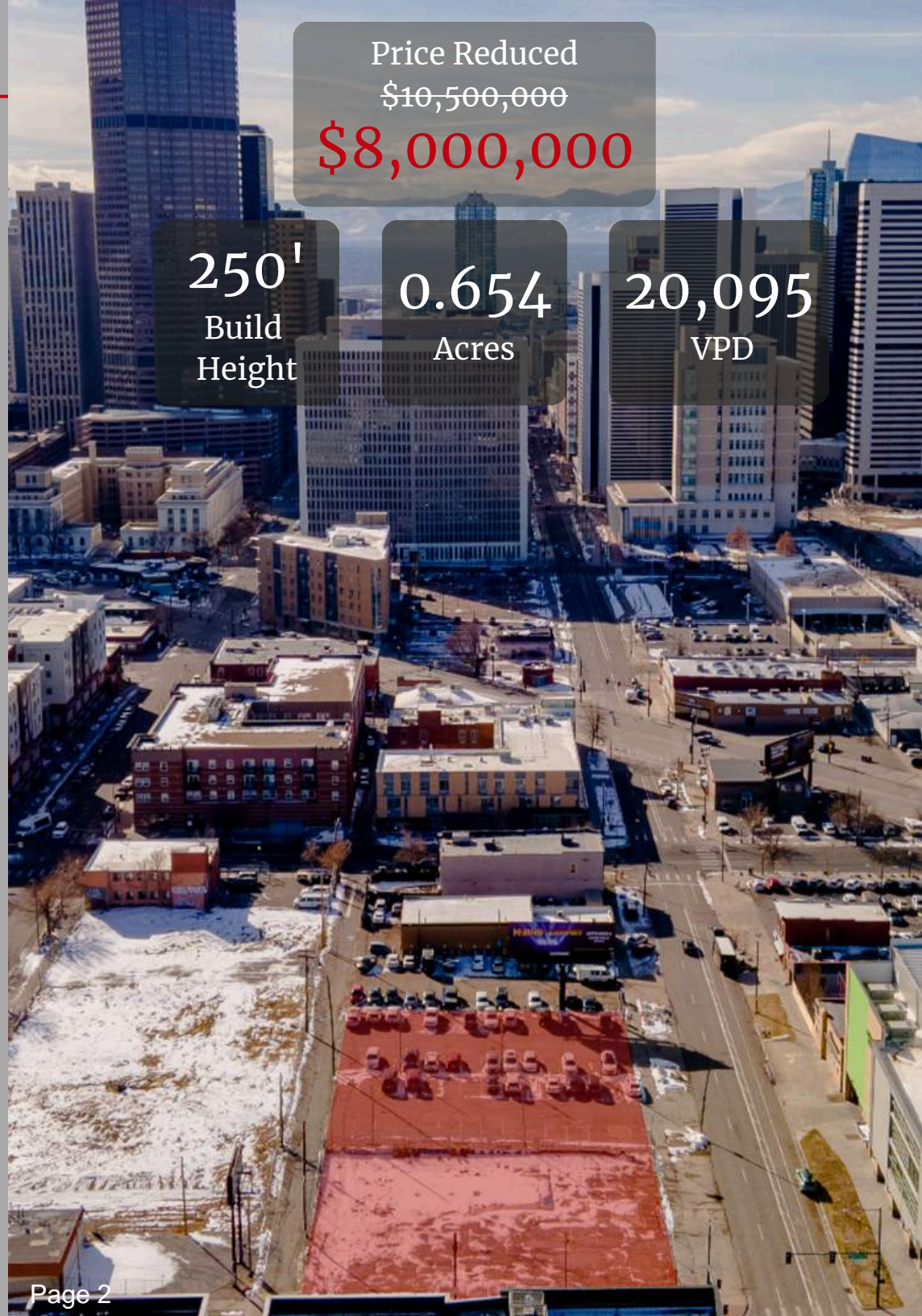
SALES | INVESTMENT | LEASING

# Land Sale Introduction

This prime downtown Denver land assemblage includes 28,489 SF (0.654 acres) located in the D-AS-12+ zoning (250ft build height) Arapahoe Square District.

- Potential uses: hotel, multifamily, microunit, office, conference center
- Environmental, survey, geotechnical available
- Strong demographics
- Active nightlife
- Heavy daytime office traffic
- Walk, bike, light rail, and bus

Architectural drawings for a prospective dual tower project can be purchased separately.



Price Reduced  
\$10,500,000  
**\$8,000,000**

**250'**  
Build  
Height

**0.654**  
Acres

**20,095**  
VPD

# Site Dimensions



# Colorado Market

Colorado was the sixth-fastest growing state between 2010 and 2020 (U.S. Census Bureau, 2021)

Colorado is the nation's second-most highly educated state (42.7%) of residents with a bachelor's degree or higher (U.S. Census Bureau, 2019)

Colorado has the nation's lowest obesity rate and is No. 2 for physical activity (Trust for America's Health, 2020; Kaiser State Health Facts, 2019)

Colorado ranks No. 2 for workforce (CNBC, 2021)

1st Best State for women entrepreneurs (Downtown Denver Partnership, 2022)

## Denver Submarket

20%  
Growth in high tech jobs

2nd  
Best city for recent college graduates

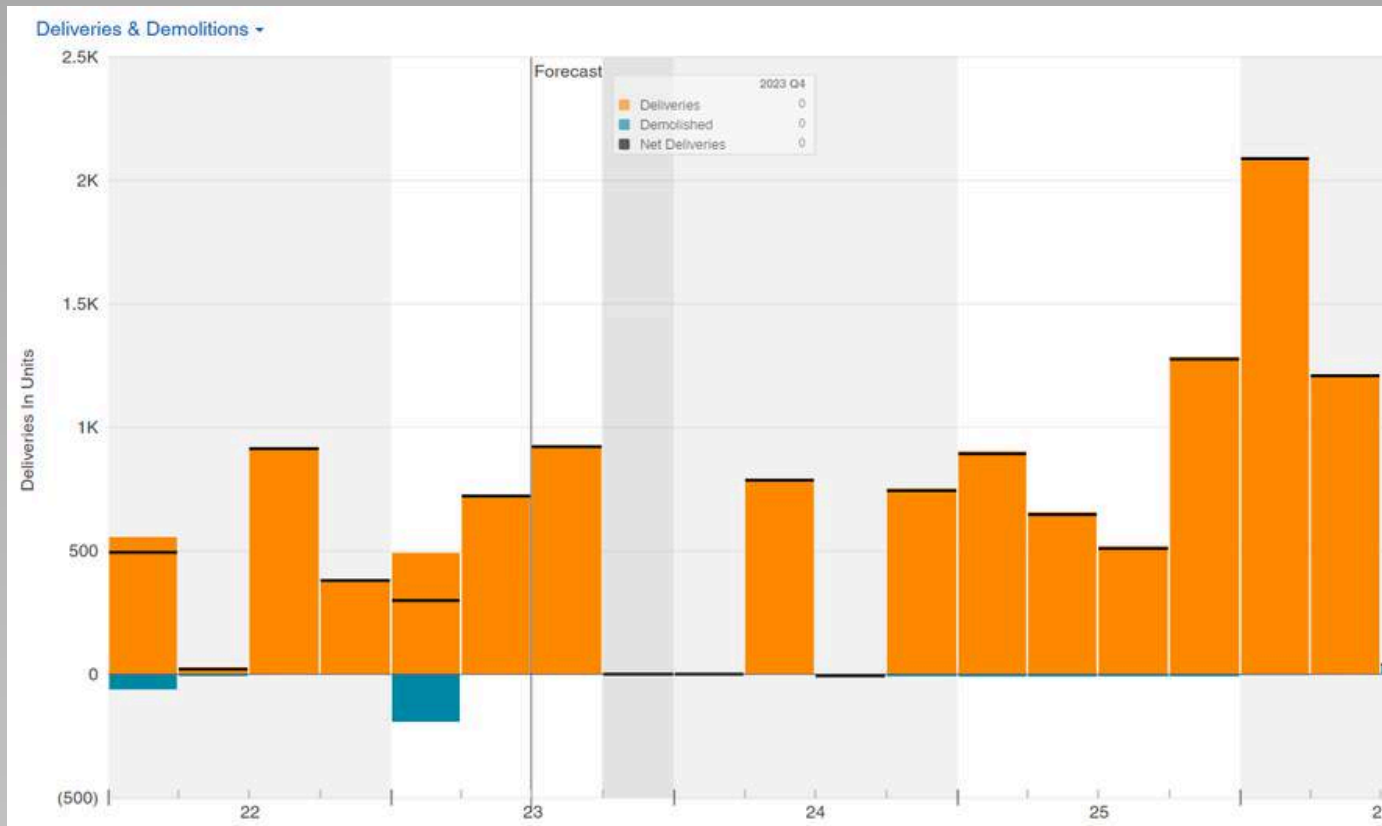
14  
Projects currently under construction

3rd  
Busiest Airport in the World

(Downtown Denver Partnership, 2022)

# Denver New Construction

Development has become highly competitive in this submarket. Downtown Denver ranks third in the U.S. for multifamily units under construction. Roughly 9,000 units are underway on top of the 2,100 that have delivered in the past 12 months. Downtown will likely see additional groundbreakings in the near term.



(CoStar, July 2023)

# Hotel Demand

Following the pandemic in 2021, Denver quickly recovered by hosting 151,000 meeting attendees, who spent \$313 million in more than 400 meetings at the Colorado Convention Center and Denver hotels (Downtown Denver Partnership, 2022).

While Denver's Central Business District has a healthy inventory of hotels, Evolve will stand alone in the quickly growing Arapahoe Square. This positioning provides quick access to the more popular RiNo, Ballpark, and Arapahoe Square neighborhoods.

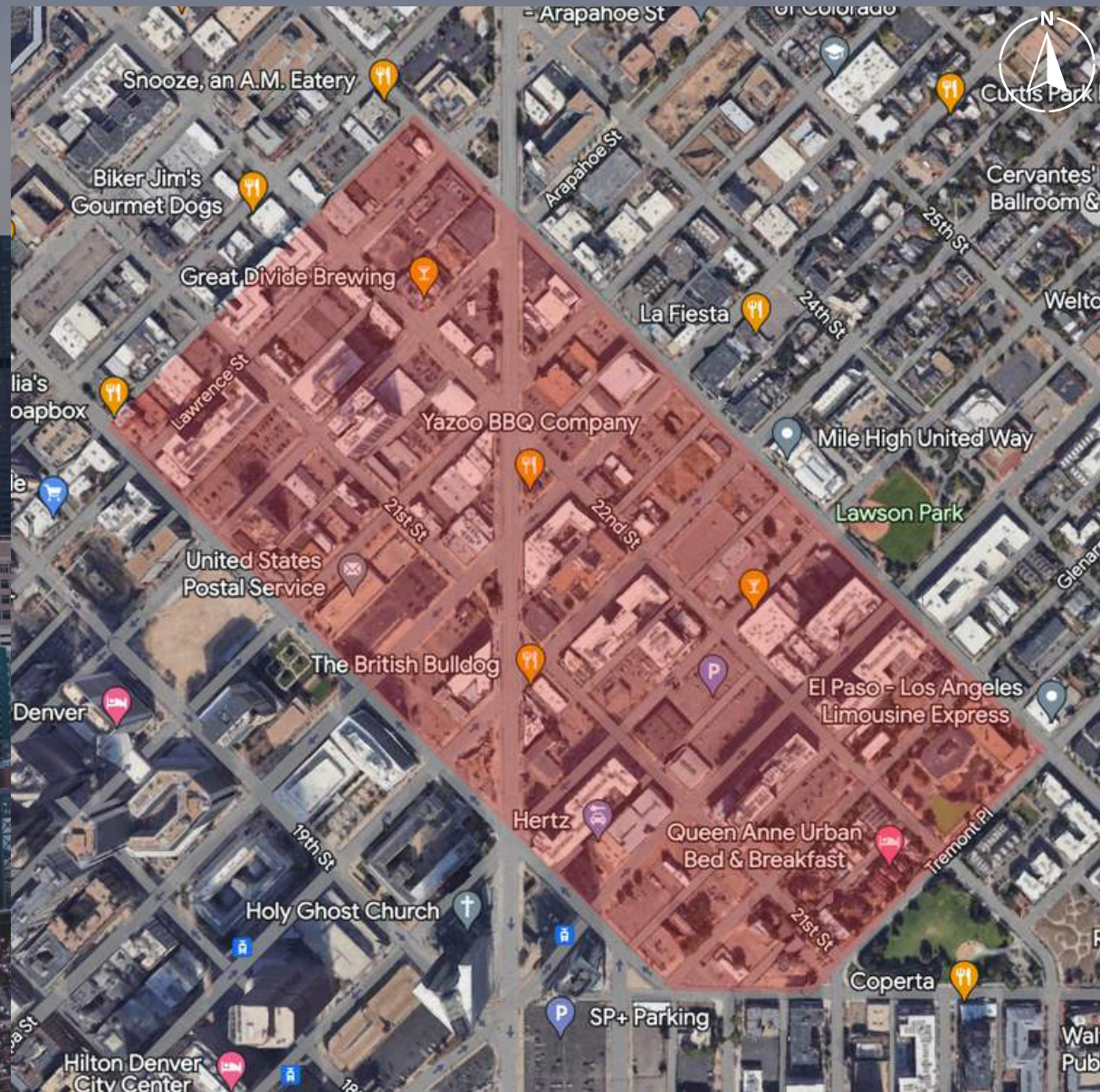
Microunits are a large part of upcoming multifamily supply in Denver, which will further drive hotel demand for friends and family to stay.

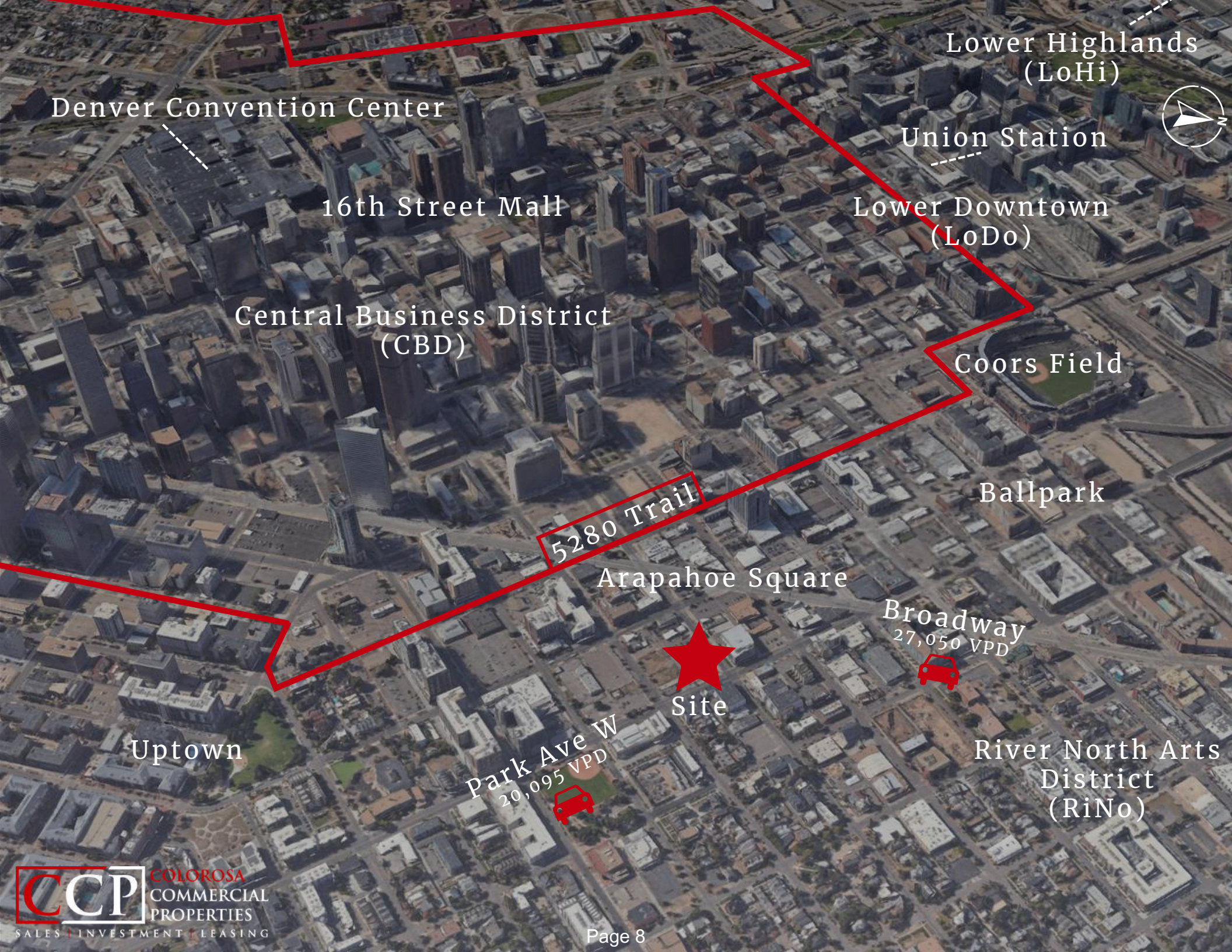


# Arapahoe Square

In 2007, the City of Denver recognized a roughly 40-square-block neighborhood in the central area of downtown that had been historically underutilized.

The now called Arapahoe Square is situated between the high-rise development of the Commercial Core and the lower-density neighborhoods of Curtis Park and Five Points. The southwestern edge of the district is 20th Street, which is heavily traveled by automobiles going towards I-25 and Coors Field. The northern edge of the district is Park Avenue. It transitions to Ballpark to the west and Uptown to the south. Broadway bisects the district creating the triangular building sites where the two grids intersect.





Denver Convention Center

Lower Highlands (LoHi)

Union Station

16th Street Mall

Lower Downtown (LoDo)

Central Business District (CBD)

Coors Field

5280 Trail

Ballpark

Arapahoe Square

Broadway  
27,050 VPD



Site

Park Ave W  
20,095 VPD

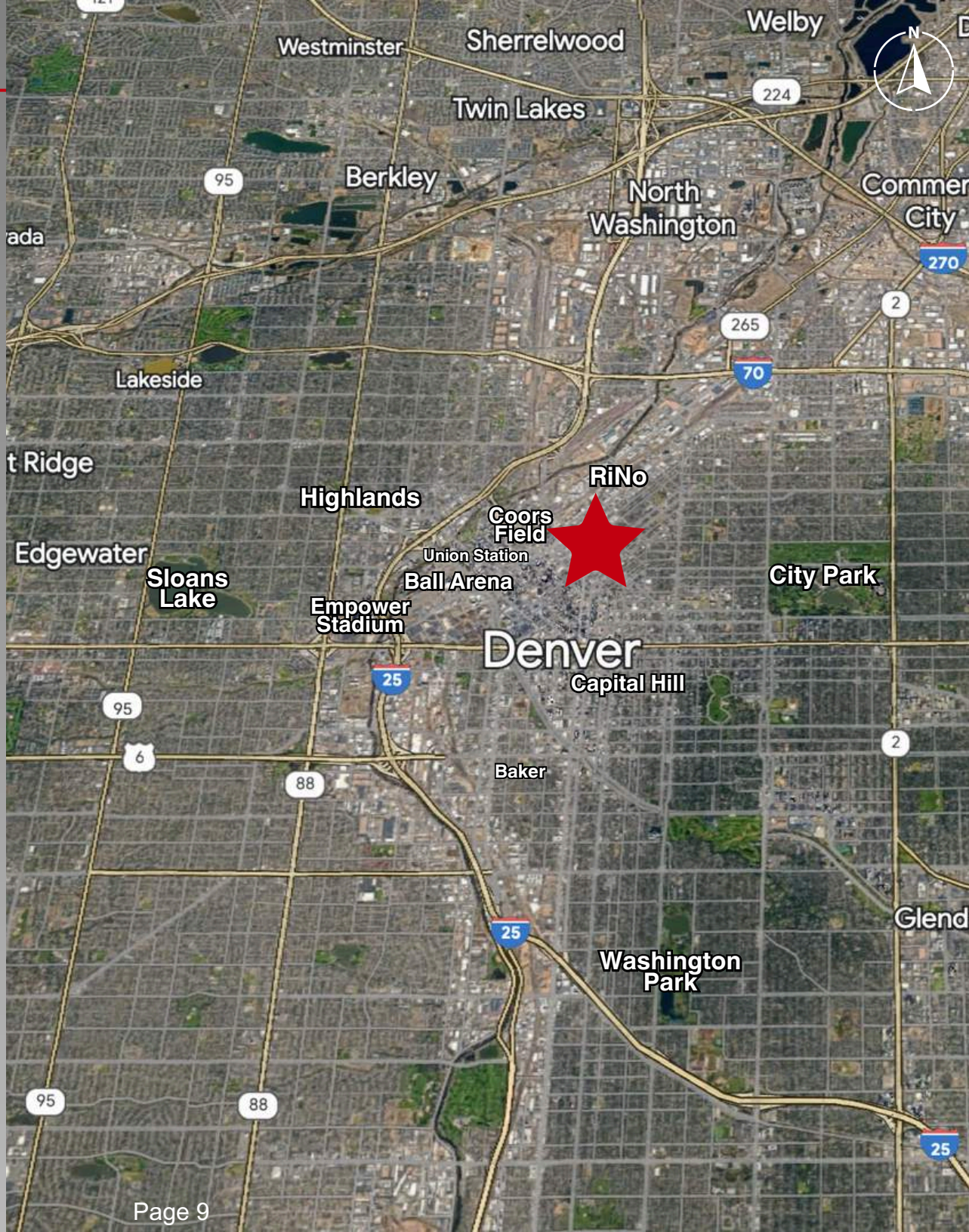
Uptown

River North Arts District (RiNo)

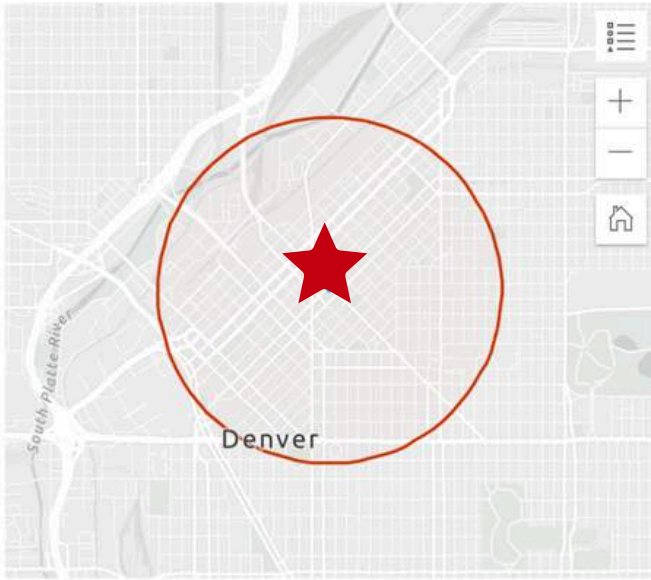


# Vehicle Transit

Interstate-25	5 Minutes
Interstate-70	5 Minutes
Coors Field	4 Minutes
Ball Arena	7 Minutes
Empower Stadium	7 Minutes
Union Station	4 Minutes
Lower Highlands	5 Minutes
Sloans Lake	12 Minutes
City Park	8 Minutes
Washington Park	12 Minutes
Nearest Grocery	3 Minutes
Denver Airport	20 Minutes



# Demographics (1 Mile)

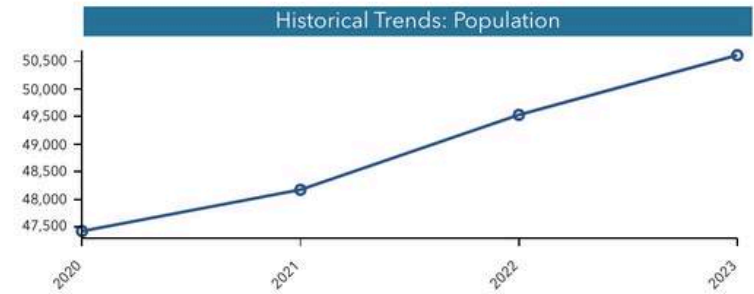


## POPULATION TRENDS AND KEY INDICATORS

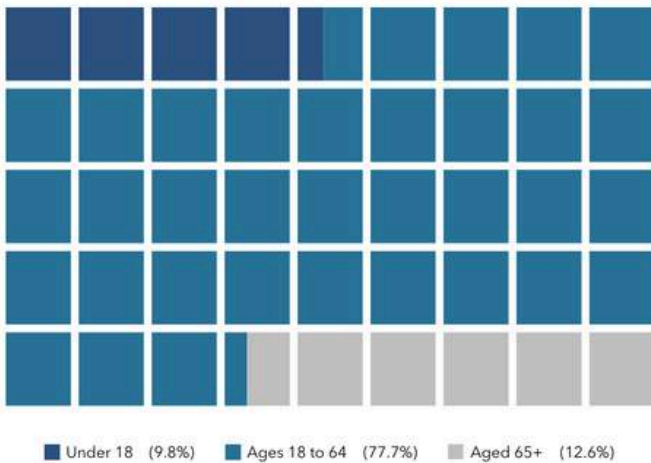
838 Park Ave W, Denver, Colorado, 80205  
Ring of 1 mile

<b>50,610</b>	<b>30,499</b>	<b>1.55</b>	<b>34.9</b>	<b>\$95,272</b>	<b>\$687,873</b>	<b>80</b>	<b>60</b>	<b>61</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

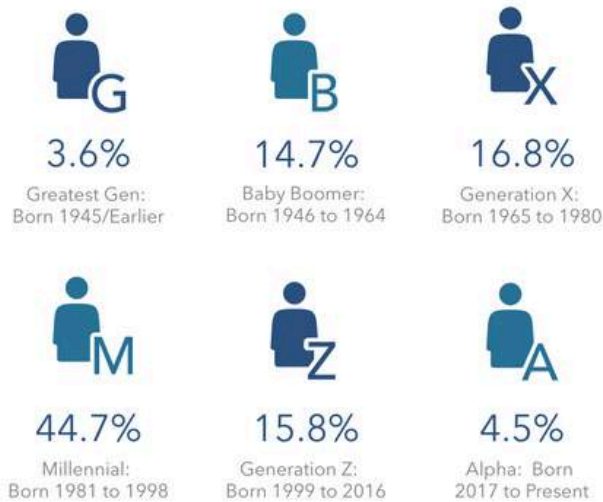
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



esri THE SCIENCE OF WHERE™  
Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2023, 2028, 2017-2021  
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