

24TH ST & CHAMPA ST

DENVER, CO 80205

\$5,500,000

FOR SALE



DEVELOPMENT SITE

UP TO 80'



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

TANNER GILLIS

BROKER ASSOCIATE

303.512.1190

tgillis@uniqueprop.com



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	2403 Champa St
City, State, Zip	Denver, CO 80205
Sale Price	\$5,500,000
Price/SF	\$147.60/SF
Building Size	24,000 SF
Lot Size	37,264 SF (0.85 AC)
Zoning	D-AS (Up to 80')



The Denver Infill Specialists of Unique Properties, Inc. is pleased to present 2403 Champa Street, Denver, Colorado, a 37,264 SF (0.85-acre) infill site located two blocks off the North Broadway corridor, offering exceptional development potential in one of Denver's fastest-evolving urban submarkets. The site is currently improved with a 24,000 SF former restaurant and brewery, providing a near-term income or covered-land scenario, while positioning the property for future demolition and vertical development. The parcel benefits from two points of ingress/egress via the alley. The location, scale, and lot size create an ideal opportunity for multifamily, townhome, or mixed-use redevelopment in a supply-constrained infill environment. Opportunities of this size and location are increasingly rare in Denver's urban core, making 2403 Champa Street a compelling long-term development or land-banking opportunity.

- Liquor License Transferable
- ±0.85 acres in Denver's urban core - rare, scalable infill parcel
- Existing 24,000 SF structure provides near-term income or holding potential
- Positioned between Downtown Denver, RiNo, and North Broadway
- Multiple new development townhomes, condos, & apartments in the area (Edmond Curtis Park, Park Place Condos, Evolve Towers, & The Wheatley)
- Average Household Income of \$110,292 within 2-mile radius
- Located within Curtis Park Historical District (Not Historical Landmark)



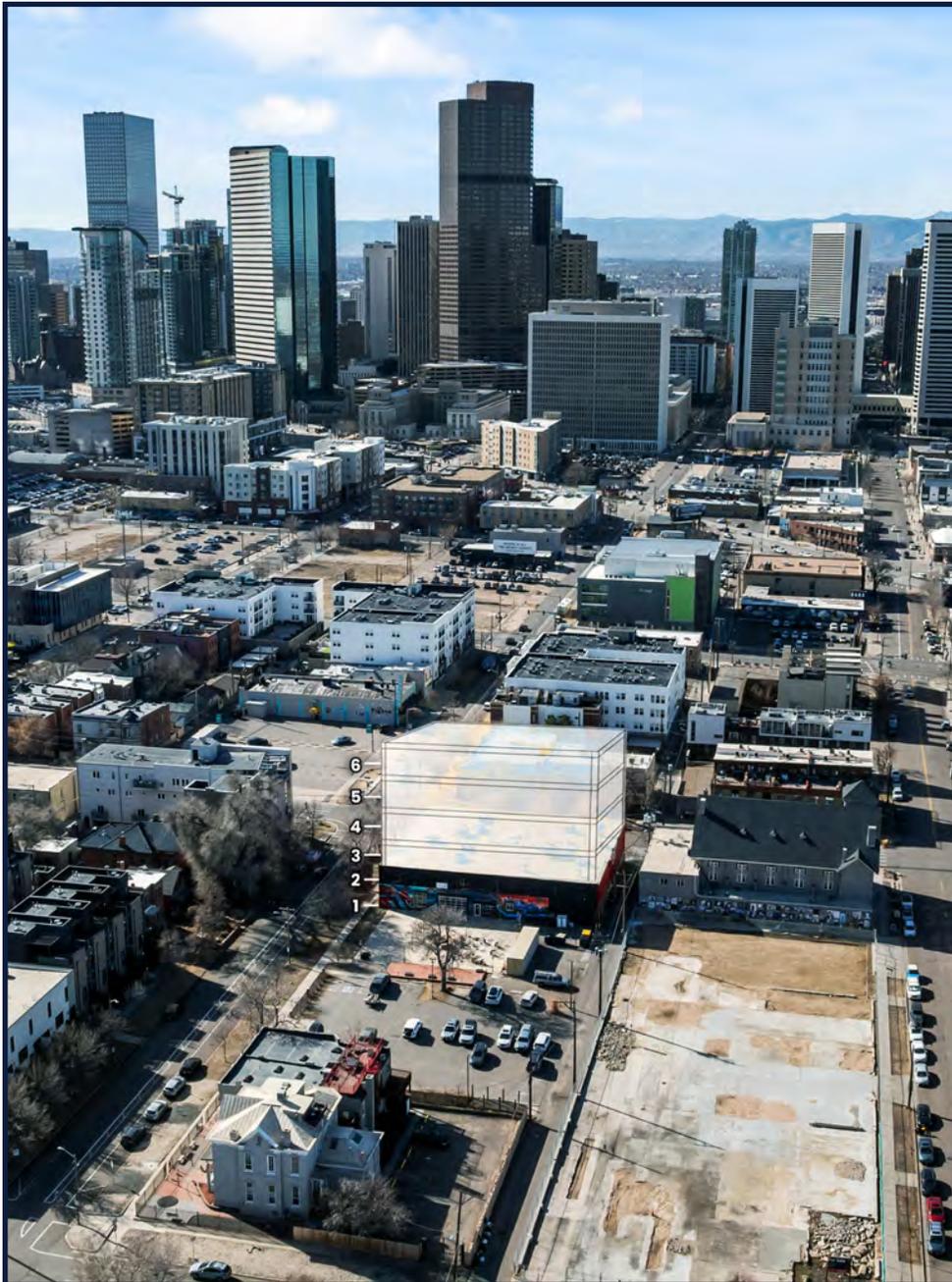
SITE AERIAL



DEVELOPMENT OVERVIEW



ZONING DISTRICT SPECIFIC STANDARDS



HEIGHT

Maximum Building Height – Up to 80 feet maximum building height.

SITING

Street Build-To Requirement – Buildings shall be constructed at or within 10 feet of the zone lot line abutting a public street for a minimum of 65% of each street frontage, reinforcing an urban street edge.

FLOOR AREA

Base Floor Area Ratio (FAR) – Maximum 4.0 FAR permitted by right
Maximum FAR with Premiums – Floor area may increase up to 6.0 FAR through approved floor area premiums and/or transfers, subject to design review.

Undeveloped Floor Area Transfers – Transfers of undeveloped floor area are permitted from designated Historic Structures within the D-AS district, subject to zoning limitations.

OPEN SPACE

Required Open Space – A minimum of 30 square feet of unobstructed open space per dwelling unit is required; open space may be provided at grade, on rooftops, or balconies (excluding parking areas).

DESIGN REVIEW

Design Review Applicability – Design review is required for projects utilizing floor area premiums and for developments involving exterior building alterations.

Building Massing Review – The design of the lower 80 feet of all structures must promote pedestrian scale, architectural articulation, and compatibility with surrounding historic character.

PARKING & ACTIVE USES

Ground Floor Active Uses – Downtown Ground Floor Active Uses are encouraged and, in many cases, required along primary street frontages.

Parking Structure Design – Parking structures must be designed to accommodate active ground-floor uses and integrate with the surrounding urban streetscape.

ZONING | D-AS (Downtown - Arapahoe Square):

DOWNTOWN ARAPAHOE SQUARE DISTRICT

The D-AS zone district is specific to a small area of the Curtis Park neighborhood that is adjacent to the Arapahoe Square neighborhood and was previously zoned B-8-A under Former Chapter 59. D-AS is intended to support a mix of uses that provide a pedestrian friendly transition from the surrounding lower scale neighborhoods to the high-rise scale of downtown.

PERMITTED USES:

Congregate Living (All Types)

Day Care Center

Postal Facility (Neighborhood)

Public Safety Facility

Library

Museum

Open Space – Conservation

Education / Public and Religious Assembly (All Types)

Arts, Recreation & Entertainment Services (Indoor)

Eating & Drinking Establishments (All Types)

Office Uses (All Others)

Food Sales or Market

Retail Sales, Service & Repair (All Others)

Parking Garage (Structured)

Terminal, Station or Service Facility for Passenger Transit

Railway Right-of-Way

Wind Energy Conversion Systems

Urban Garden

Plant Nursery

ZONING PERMIT REVIEW REQUIRED:

Household Living (Single Unit, Two Unit, Multi-Unit, Live/Work)

Residential Care (Types 1-4)

Major & Minor Utility Uses

Community Centers

Postal Processing Center

Hospitals (Limited by sub-district)

Elementary, Secondary, Vocational, College & University Uses

Outdoor Arts, Recreation & Entertainment Uses

Parking – Surface Lots

Lodging Accommodations (Hotels, Motels, Bed & Breakfast)

Dental / Medical Office or Clinic

Animal Sales & Services

Automobile & Light Vehicle Services

Commercial Food Preparation

Laboratory, Research & Technological Services

Manufacturing (Custom & General)

Telecommunications Facilities & Towers

Helipads & Rail Facilities

Mini-Storage Facilities

Vehicle Storage (Commercial)

Home Occupations & Accessory Uses

Outdoor Gathering & Entertainment Areas

Food Trucks & Mobile Retail Uses

Temporary Uses (Special Events, Seasonal Sales, Construction Uses)

ADDITIONAL PHOTOS



RINO HIGHLIGHTS



WELCOME TO THE NEIGHBORHOOD

Recent businesses, restaurants, bars, retail, etc. to make the move to RiNo



SUBMARKET AS A WHOLE

Economic Development

- Over 150 new businesses, including restaurants, bars, and retail shops, have opened in the last three years, contributing to the area's vibrancy and economy.
- The RiNo Art District has attracted over \$10 million in funding for public art projects and community development, enhancing its cultural landscape.

Real Estate Insights

- Average commercial lease rates in RiNo have risen by approximately 15% over last 5 years, reflecting increased demand for office and retail spaces.
- Despite the rise in rental costs, commercial vacancy rates have remained relatively low at around 5.5%, indicating strong demand for space.

Growth & Engagement

- The RiNo area has seen a significant increase in population over the past few years, with an estimated growth rate of around 12% over last 5 years.
- Approximately 60% of the residents are aged between 25-34, making it a hotspot for young professionals and creatives.
- The district hosts over 60 community events annually, including art walks, food festivals, and music events, fostering a strong sense of community and attracting visitors.

LOCATION MAP



AREA DEMOGRAPHICS

RADIUS	1 MILE	2 MILES	3 MILES
POPULATION			
2029 Projection	52,799	139,756	231,810
2024 Estimate	51,184	227,307	460,638
2020 Census	46,352	219,710	456,753
Growth 2024 - 2029	3.16%	1.98%	1.43%
Growth 2020 - 2024	10.42%	3.46%	0.85%
Median Age	32	35	38
Average Age	36	37	38
2024 POPULATION BY RACE			
White	36,151	157,312	298,820
Black	4,362	15,698	27,936
Am. Indian & Alaskan	389	2,275	5,811
Asian	2,025	6,402	12,769
Hawaiian & Pacific Island	27	82	146
Other	8,230	45,538	115,156
U.S. ARMED FORCES	51	104	312
HOUSHOLDS			
2029 Projection	31,240	123,170	222,501
2024 Estimate	30,228	120,763	219,237
2020 Census	27,122	116,856	216,927
Growth 2024 - 2029	3.35%	1.99%	1.49%
Growth 2020 - 2024	11.45%	3.34%	1.06%
Owner Occupied	6,218	39,519	89,954
Renter Occupied	24,011	81,244	129,283
2024 AVG HOUSEHOLD INCOME	\$114,467	\$114,446	\$113,572
2024 MED HOUSEHOLD INCOME	\$90,640	\$86,500	\$84,948

RADIUS	1 MILE	2 MILES	3 MILES
2024 HOUSEHOLDS BY HH INCOME:			
Income: <\$25,000	5,821	19,970	35,742
Income: \$25,000 - \$50,000	2,926	15,693	31,506
Income: \$50,000 - \$75,000	3,969	18,382	32,291
Income: \$75,000 - \$100,000	3,833	13,774	25,329
Income: \$100,000 - \$125,000	2,714	10,416	19,327
Income: \$125,000 - \$150,000	3,269	11,200	18,847
Income: \$150,000 - \$200,000	3,271	13,317	23,278
Income: \$200,000+	4,425	18,011	32,917
2024 POPULATION BY EDUCATION:			
Some High School, No Diploma	1,771	11,859	32,323
High School Grad (Incl Equivalency)	4,546	19,824	49,822
Some College, No Degree	8,171	32,890	67,319
Associate Degree	3,929	15,227	27,613
Bachelor Degree	18,077	72,573	122,919
Advanced Degree	9,108	42,190	76,534
2024 POPULATION BY OCCUPATION:			
Real Estate & Finance	3,582	14,503	25,902
Professional & Management	33,219	129,003	218,115
Public Administration	1,064	5,371	9,723
Education & Health	5,631	30,879	58,209
Services	4,376	18,749	38,704
Information	1,398	5,420	9,633
Sales	5,657	25,159	50,773
Transportation	2,278	9,734	16,904
Retail	2,390	10,731	22,923
Wholesale	673	3,849	6,814
Manufacturing	1,967	8,229	16,254
Production	1,987	8,143	19,736
Construction	902	6,185	16,548
Utilities	1,467	5,505	11,474
Agriculture & Mining	124	1,500	3,025
Farming, Fishing, Forestry	15	404	699
Other Services	1,224	7,285	14,081

DENVER AT-A-GLANCE

Denver Metro Area 2025 NATIONAL RANKINGS

3rd

City Where
Millennials
Are Moving
(SmartAsset)

5th

Best Place
to Live
(USA Today)

3rd

Highest Rate of
Entrepreneurship
(GoDaddy)

11th

Most Educated
Metro Area
(WalletHub)

17th

Best Job
Market
(Common Sense
Institute)

6th

Highest Airport
Traffic In the
World at DIA
(Denver Post)

7th

Healthiest City
in America
(WalletHub)

3rd

Highest
Number of VC
Deals
(York IE)

Denver MSA Population 2025-2050

(METRO DENVER EDC)

2025: 3.4M (5% since 2020)

2030: 3.6M (6% projected since 2025)

2035: 3.8M (12% projected since 2025)

2040: 3.9M (16% projected since 2025)

2045: 4.0M (19% projected since 2025)

2050: 4.1M (22% projected since 2025)

3.6%

Unemployment
Rate (Nov-25)
(U.S. Bureau of Labor
and Statistics)

56.5%

Population With At
Least A Bachelor's
Degree
(Census.gov)

97

Walk Score
Downtown
Denver -
Walker's Paradise
(Walk Score)

86

Rider Score
Downtown
Denver -
Rider's Paradise
(Walk Score)

93

Biker Score
Downtown
Denver -
Biker's Paradise
(Walk Score)



SAM LEGER

CHIEF EXECUTIVE OFFICER
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE
303.512.1197 x226
gtrotter@uniqueprop.com

TANNER GILLIS

BROKER ASSOCIATE
303.512.1190
tgillis@uniqueprop.com