



INVESTMENT HIGHLIGHTS

- Located directly across the street from Coors Field
- Positioned among various retailers, restaurants, museums, and other attractions with high foot traffic counts
- Flexible D-LD Zoning allows for a multitude of uses
- The two-story structure features 6,337 square feet per floor, with commercial space on the ground level and residential space above.
- Located within Lower Downtown Historict District - not currently landmarked
- Adjacent property also available for sale (1962 Blake St)

PROPERTY DETAILS

ADDRESS	1948 Blake Street Denver, CO 80202
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PRICE	\$3,000,000
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1ST FLOOR COMMERCIAL	6,187 SF
2ND FLOOR RESIDENTIAL	<u>6,187 SF</u>
TOTAL SF	12,374 SF

LOT SIZE	6,187 SF
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ZONING	D-LD
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SUBMARKET	LoDo/Ballpark
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BUILDING TYPE	Mixed Use Retail/Multifamily
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YEAR BUILT	1890
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PROPERTY TAXES	\$12,346.60 (2025)
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LoDo NEIGHBORHOOD



Found at the heart of Denver, LoDo is the perfect blend of nostalgia and modernity. This bustling neighborhood is home to nearly 100 restaurants, clubs, galleries, shops, and hospitality businesses, making it the perfect place to explore for residents and tourists alike. LoDo's rich history dates back to 1858 when gold was discovered at the confluence of the South Platte River and Cherry Creek.

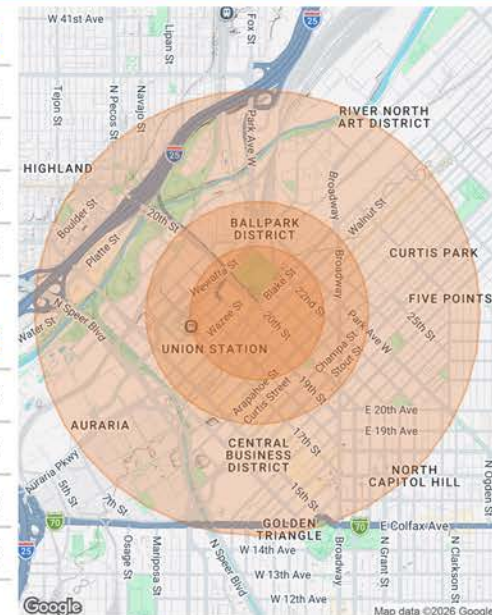
Since then, the area has undergone a major revitalization, becoming a key link between Denver's past and present. Today, LoDo is home to some of the finest late nineteenth and early twentieth-century commercial buildings in the American West. Whether you're looking for a delicious meal, a night out on the town, or some unique shopping, you'll find it all in LoDo.

Source: <https://lodo.org/>

DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,288	17,507	44,561
Average Age	39	38	37
Average Age (Male)	40	38	38
Average Age (Female)	39	37	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,382	10,734	26,739
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$127,393	\$138,890	\$134,856
Average House Value	\$910,256	\$842,959	\$811,963

* Demographic data derived from 2020 ACS - US Census



AREA MAP





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