

Downtown Parking Lot Opportunity

C&W Land
Services Team



2250 Champa Street & 838 Park Avenue West
Denver, Colorado

Downtown Parking Lot Opportunity

2250 CHAMPA &
838 PARK AVENUE WEST

2250 Champa Street and 838 Park Avenue West present a rare opportunity to acquire an income-producing surface parking lot at a prominent corner in Denver's Arapahoe Square District. The 0.654-acre site is positioned near Downtown, Coors Field, LoDo and RiNo, supporting daily, monthly and event-driven parking demand. The property offers investors the ability to generate current parking revenue while controlling a highly flexible, D-AS-12+ zoned development site. The zoning supports future multifamily, hospitality, retail, office and mixed-use development, creating substantial long-term redevelopment and land appreciation potential.

PROPERTY FEATURES

Site Size	0.654 Acres (28,489 SF)
City/County	Denver
Zoning	D-AS-12+
Mill Levy	84.602



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At A Glance

	1-MILE	3-MILE	5-MILE
2025 POPULATION	52,026	237,793	480,736
AVG. HH GROWTH (2020-2024)	4.3%	2.6%	2.2%
AVG HH INCOME	\$128,544	\$132,897	\$131,215



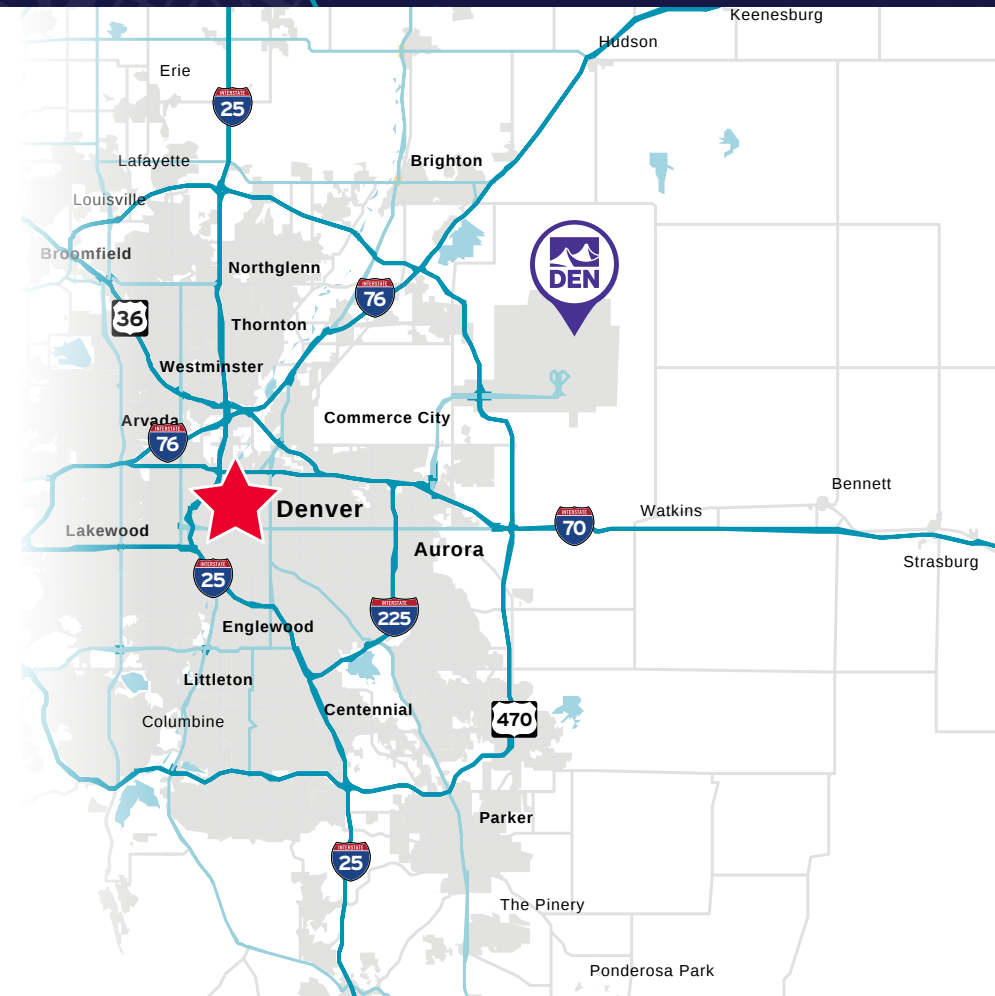
4.3%
Annual HH Growth
1-Mile Radius



386,161
Daytime Employment
5-Mile Radius



7,256
Vehicles/day
Champa St & 24th St



For more information, please contact the Residential Land Services Team:

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