

# REPURPOSE/DEVELOPMENT OPPORTUNITY

1595 Pearl Street  
Denver, CO

**HISTORICAL BUILDING WITH  
PARKING LOT FOR SALE**



TRANSWESTERN

REAL ESTATE  
SERVICES

## Property Overview

Land 34,433 SF/0.79 Acres  
Building 23,579 SF  
Vacant Parking Lot ~18,920

## Church Zoning

PUD with Historical  
Designation

## Parking Lot Zoning

PUD & C-MX-8

## City/County

Denver/Denver

## Taxes

TBD if use other than  
church

## Year Built

1899

## Price

Contact Broker

**VIEW 3D  
VIRTUAL TOUR**

16TH STREET

**HISTORICAL  
CHURCH  
CAN BE  
REPURPOSED**

**PARKING LOT  
CAN BE  
DEVELOPED**

PEARL STREET

## DEMOGRAPHICS

## 1-MILE RADIUS

2020

POPULATION

16,866

MEDIAN HH INCOME

\$102,673

MEDIAN AGE

34.1

5-YEAR  
GROWTH FORECAST

POPULATION

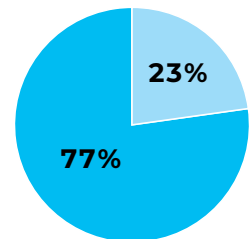
1.63%

MEDIAN HH INCOME

1.72%

RENTER OCCUPIED

OWNER OCCUPIED



## SALE INFORMATION

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Paton**

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**Kevin**

**McKinnon**

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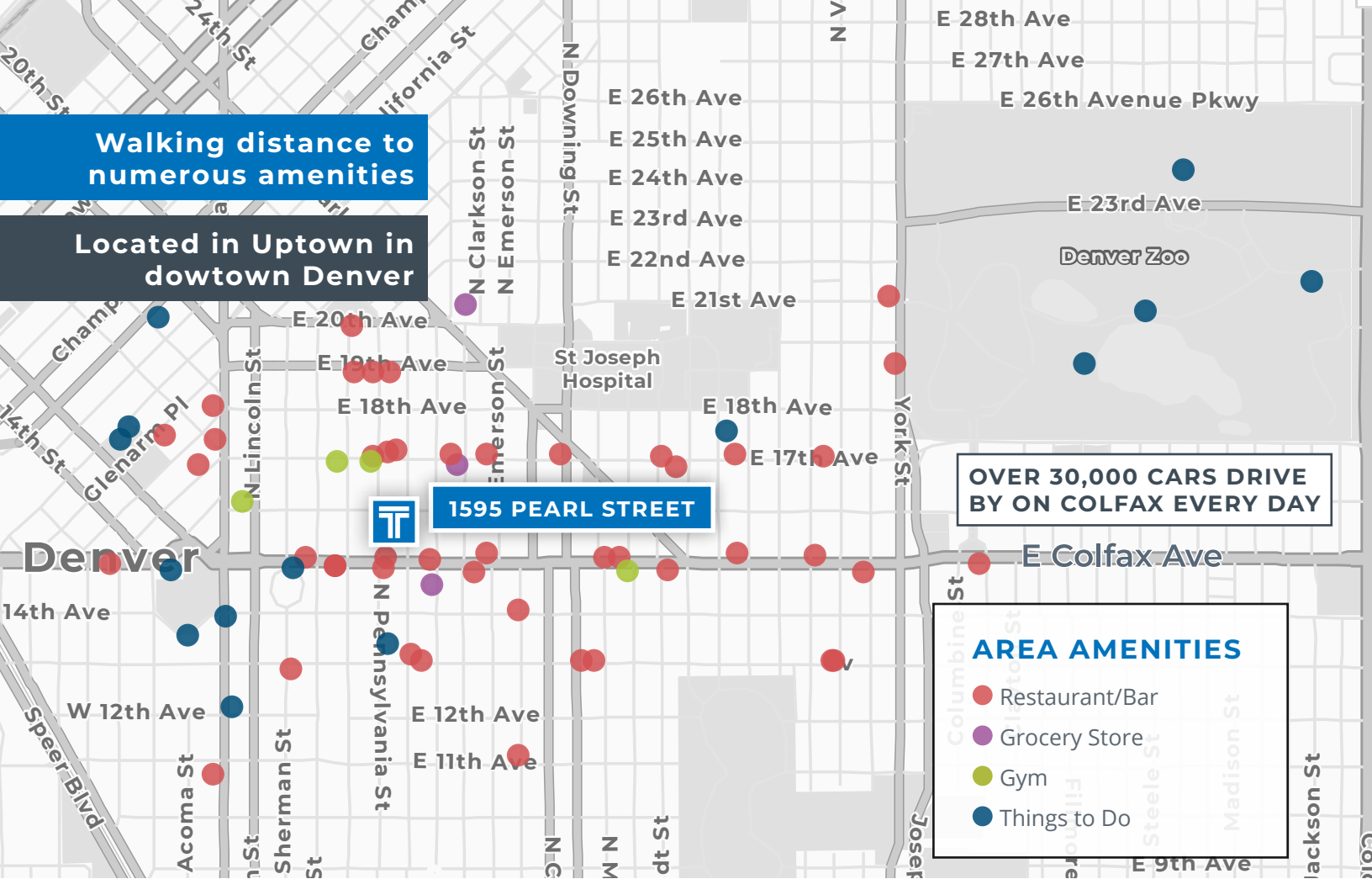
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