

# PRIME COMMERCIAL OPPORTUNITY

HISTORIC CARSON PRESS BUILDING | 11,980 SF  
2019 Stout St, Denver, CO 80205

**\$250,000 PRICE REDUCTION!**

9,029  
VEHICLES  
PER DAY

STOUT STREET

navpoint  
REAL ESTATE GROUP



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# EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present this exceptional opportunity to purchase to purchase a historic yet modern property in Denver's commercial real estate market. The Carson Press Building, built in 1933, seamlessly blends historic charm with modern upgrades, making it a standout investment. Located in the heart of downtown Denver, the property offers prime visibility, accessibility, and proximity to public transportation, dining, shopping, and entertainment options. The bustling area ensures high foot traffic, perfect for businesses seeking maximum exposure. Favorable zoning laws allow for dense, multi-story development, catering to both residential and commercial uses, thereby maximizing investment returns. With nearly 12,000 square feet of versatile space, the property is ideal for offices, retail, creative studios, or cultural centers. Denver's thriving economy and growing population further enhance the investment appeal, offering significant growth potential in a rapidly developing area.



## Property Highlights

- **Historic Charm:** Built in 1933, the Carson Press Building retains its historic architectural features, offering a unique charm that stands out in the downtown Denver area.
- **Spacious Layout:** With nearly 12,000 square feet of space spread over two stories, this building provides ample room for a variety of uses.
- **Versatile Use Potential:** Ideal for office space, retail, creative studios, or cultural centers, thanks to its adaptable layout and significant square footage.



## Zoning Benefits

- **Favorable Zoning:** The property benefits from zoning regulations that allow for dense, multi-story development, making it an excellent investment for future expansion.
- **Development Flexibility:** Suitable for a range of uses including residential, commercial, and mixed-use developments, maximizing the return on investment.
- **Growth Potential:** Positioned in a rapidly developing area of Denver, this property offers significant growth potential and attractive prospects for investors.
- **Zoned D-AS-20+:** The Property is Zoned D-AS-20+ Downtown Arapahoe Square 20+ District. Height Restriction is 12 Stories.



## Location Advantages

- **Prime Downtown Location:** Situated in the heart of Denver, offering excellent visibility and accessibility.
- **Proximity to Amenities:** Close to public transportation, dining, shopping, and entertainment options, enhancing convenience for tenants and visitors.
- **High Foot Traffic:** Located in a bustling area with substantial pedestrian activity, ideal for businesses seeking high exposure.



## Investment Appeal

- **Historic and Modern Fusion:** Blend the building's historic charm with modern upgrades to create a standout property in Denver's commercial real estate market.
- **Future-Proof Investment:** Take advantage of the favorable zoning laws and downtown location to develop a property that meets the demands of a growing urban population.
- **Attractive Market:** Denver's thriving economy and growing population make this an attractive market for commercial real estate investments.

# PROPERTY OVERVIEW



ADDRESS

**2019 STOUT STREET,  
DENVER, CO**



PRICE

~~**\$1,250,000**~~  
**\$1,000,000**



YEAR BUILT

**1933**



ZONING

**D-AS-20+**

DOWNTOWN ARAPAHOE SQUARE 20+ DISTRICT.  
HEIGHT RESTRICTION IS 12 STORIES.

[ZONING LINK](#)



SITE SIZE

**0.14 ACRES**



BUILDING SIZE

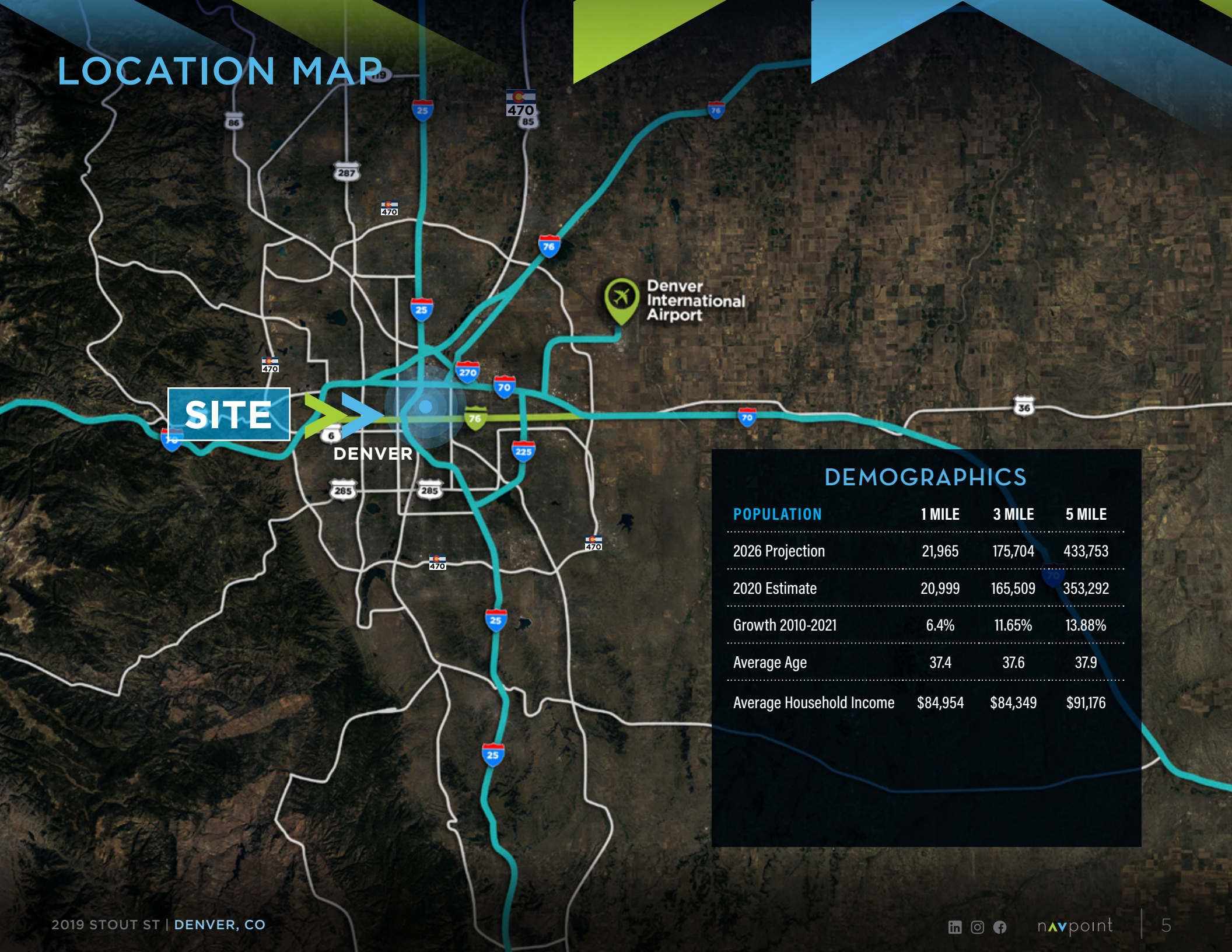
**11,980 SF**



# PROPERTY PHOTOS



# LOCATION MAP



**SITE**

DENVER

Denver International Airport

## DEMOGRAPHICS

| POPULATION               | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| 2026 Projection          | 21,965   | 175,704  | 433,753  |
| 2020 Estimate            | 20,999   | 165,509  | 353,292  |
| Growth 2010-2021         | 6.4%     | 11.65%   | 13.88%   |
| Average Age              | 37.4     | 37.6     | 37.9     |
| Average Household Income | \$84,954 | \$84,349 | \$91,176 |

# LOCATION MAP

SLOAN'S LAKE PARK

DOWNTOWN DENVER

DENVER ZOO

SITE

W GOLDFAX AVE

DENVER COUNTRY CLUB

HOUSTON LAKE PARK

WASHINGTON PARK

COMMONGROUND GOLF COURSE

OVERLAND GOLF COURSE

WINDSOR GARDENS COMMUNITY CENTRE



# LOCATION MAP



**COORS FIELD**

**SITE**

**CURTIS PARK**

29th & Welton Station

27th & Welton Station

25th & Welton Station

**DOWNTOWN**

20th & Welton Station

18th & Welton Station

**UPTOWN**

# RETAIL MAP



## DINING

- 01 Birdcall
- 02 Rosenberg's Bagels & Delicatessen
- 03 Curtis Park Delicatessen
- 04 Goed Zuur
- 05 La Fiesta
- 06 Snarf's Sandwiches
- 07 Coffee at The Point

## RETAIL

- 08 Safeway
- 09 The Denver Central Market
- 10 Wells Fargo Bank

## LIFESTYLE

- 11 25th-Welton Station
- 12 Saint Joseph Hospital
- 13 Mestizo-Curtis Park



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# MARKET OVERVIEW

## Denver

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

MAJOR  
TRANSPORTATION  
CENTER



EMPHASIS ON  
SKILLED JOBS



THRIVING  
ALTERNATIVE  
ENERGY SECTOR



# MARKET OVERVIEW

## METROPLEX GROWTH - ECONOMY

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



**5%**  
MANUFACTURING



**19%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**13%**  
GOVERNMENT



**10%**  
LEISURE & HOSPITALITY



**8%**  
FINANCIAL ACTIVITIES



**18%**  
TRADE, TRANSPORTATION,  
& UTILITIES



**7%**  
CONSTRUCTION



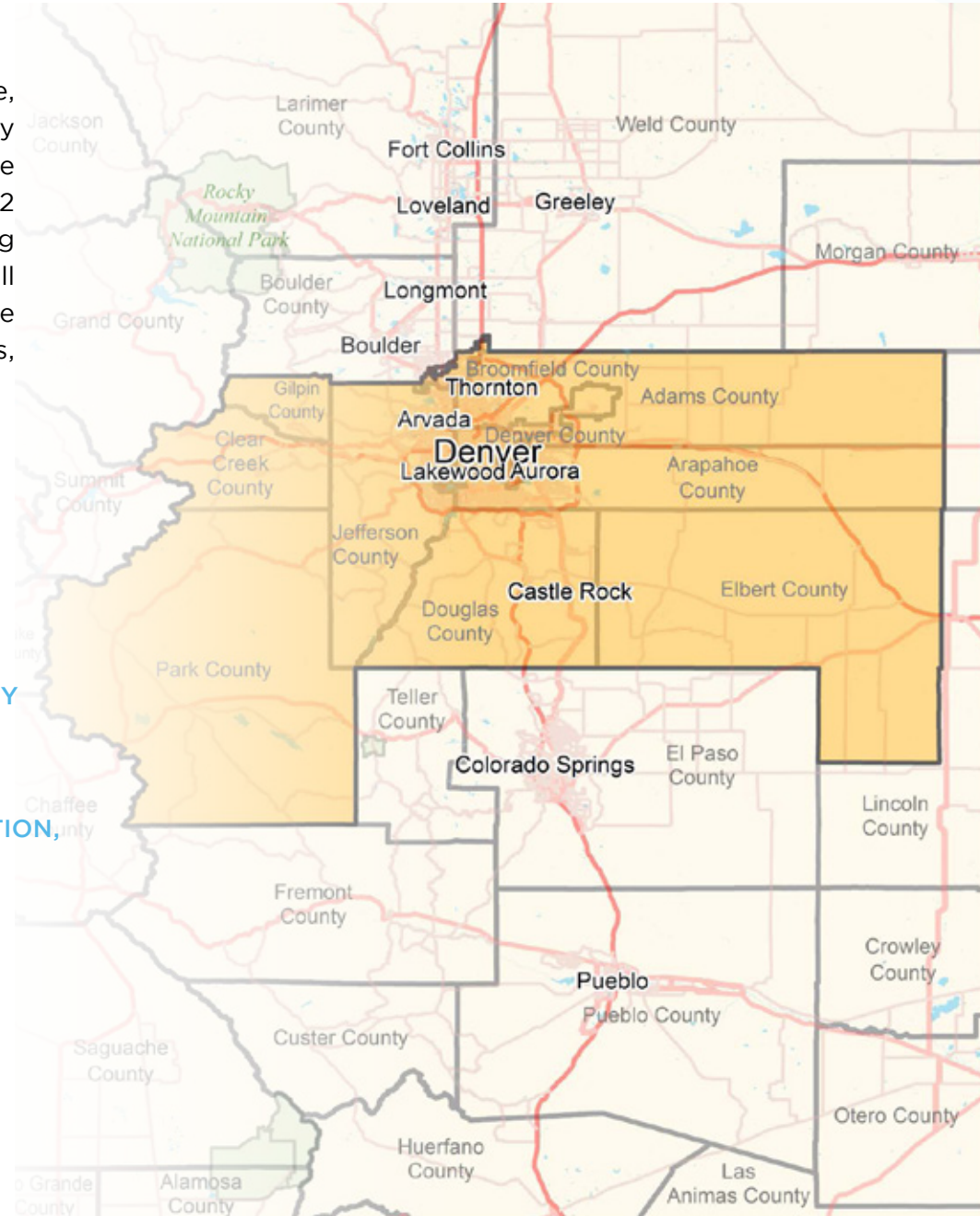
**12%**  
EDUCATION &  
HEALTH SERVICES



**3%**  
INFORMATION



**4%**  
OTHER SERVICES



# MARKET OVERVIEW

## METROPLEX GROWTH - QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

## METROPLEX GROWTH - DEMOGRAPHICS

The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



**POPULATION**  
**2.9M**  
GROWTH 2022-2027\*  
**5.6%**



**HOUSEHOLDS**  
**1.2M**  
GROWTH 2022-2027\*  
**6.3%**



**MEDIAN AGE**  
**37.0**  
U.S. MEDIAN  
**38.6**



**MEDIAN HOUSEHOLD INCOME**  
**\$85,800**  
U.S. MEDIAN  
**\$66,400**

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54,017  
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