

WATER STREET

– 695 WATER STREET – 2323 7TH STREET –
DENVER, COLORADO



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EXECUTIVE OVERVIEW

DESCRIPTION	2 Parcels in Downtown Denver Along I-25
LOCATION	At the exit of 23rd Ave off I-25 in Downtown Denver
COUNTY	Denver
TOTAL ACREAGE AVAILABLE	695 Water St = 0.65 Acres 2323 7th Ave = 0.61 Acres
ACCESS	The intersection of 7th St and 23rd Ave / Water St Across from the Downtown Aquarium
ZONING	695 Water St: 28,206 SF — Zoning: C-MU-10 2323 7th Ave: 26,688 SF — Zoning: C-MX-5
HIGHWAY FRONTAGE	300'+ along I-25 — 132' along Water St
RECORDED OWNER	Water Street Holdings LLC + 7th Street Holdings LLC
OFFERING	2 Parcels with a Combined Acreage of 1.26 Acres

Legend Partners LLP has been engaged to sell two contiguous infill parcels totaling approximately 1.26 acres located at 695 Water Street and 2323 7th Street in Denver, Colorado.

This rare riverfront opportunity sits at the gateway to Downtown Denver's west side, adjacent to the South Platte River Trail, with immediate access to I-25, Auraria Parkway, and Jefferson Park. The site offers exceptional potential for mixed-use, residential, or commercial retail development in one of Denver's most active growth corridors.

The property benefits from direct proximity to major regional attractions including Downtown Aquarium, Children's Museum, Elitch Gardens / The River Mile redevelopment, Ball Arena, and Empower Field at Mile High, as well as neighborhood anchors such as Archipelago Coworking, Confluence Kayak & Ski, and the flagship REI store at Confluence Park. These established entertainment, recreation, and lifestyle destinations generate strong daily and event-driven traffic year-round.

Surrounded by vibrant residential neighborhoods—Jefferson Park, Highland, Union Station, and Sun Valley—the site is strategically positioned within walking and biking distance of downtown employment centers and future mixed-use catalysts. Ongoing public and private investment in the South Platte corridor, including river trail enhancements and the Sun Valley redevelopment (adding 500–800 new homes and an 11-acre park), will further elevate the area's long-term value and connectivity.

This offering presents qualified purchasers with a unique opportunity to acquire two contiguous parcels in a dynamic urban setting primed for high-impact development, with strong visibility, accessibility, and enduring demand drivers on all sides.

The properties sit within one of Denver's most active mixed-use environments, surrounded by a balance of residential density, entertainment destinations, and outdoor recreation. Ball Arena, Empower Field at Mile High, Downtown Aquarium, Children's Museum, and Elitch Gardens are all nearby, creating consistent regional traffic and visibility. The South Platte River Trail provides direct pedestrian and bike connectivity throughout the city, while the nearby REI flagship store at Confluence Park contributes to the area's established active-lifestyle culture.



Speer Blvd 35,760 VPD



Water St



ARCHIPELAGO
Coworking

2323 7TH STREET
26,688 SF
(0.61 ACRES)

7,583 VPD

695 WATER STREET
28,206 SF
(0.65 ACRES)

23rd Ave

THE ALCOTT
248 UNITS



244,271 VPD

9,218 VPD



THE *Alcotti*
248 UNITS



ARCHIPELAGO
Coworking

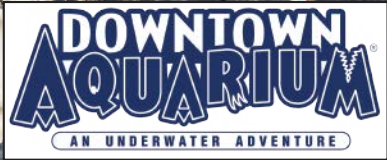
2323 7th Street
26,688 SF
(0.61 ACRES)

695 Water Street
28,206 SF
(0.65 ACRES)



Water Street

7,583 VPD



23rd Avenue

TRADE AREA AND SITE HIGHLIGHTS

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- Immediate access to I-25, Auraria Pkwy, and Downtown.
- Riverfront location near Downtown Aquarium, Children's Museum, Ball Arena, and Elitch Gardens/River Mile—high family and event traffic.
- Adjacent to Archipelago Coworking and Confluence Kayak & Ski—established lifestyle and recreation-oriented businesses that enhance site synergy.
- Within minutes of Empower Field at Mile High and the flagship REI Denver store at Confluence Park, both driving consistent regional traffic and visibility.
- Direct bike and pedestrian connectivity via the South Platte River Trail with corridor upgrades including Sun Valley park improvements.
- Major nearby redevelopment: River Mile and Ball Arena district rezoning/rebuild driving long-term mixed-use demand.
- Strong neighborhood base from Jefferson Park, Highland, Union Station, and Auraria campus populations.
- Cultural and tourism anchors such as Meow Wolf and the Museum of Contemporary Art extend visitor draw.
- Ongoing South Platte corridor and Sun Valley redevelopment introducing 500–800 new homes and an 11-acre park.
- Downtown recovery momentum supported by population growth, rising retail sales, and civic investment including the 16th Street Mall renovation.



COLORADO / DENVER METRO AREA

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Denver Metro Area Statistics:

3,200,000

Population - 2024

\$92,500

Average Household Income

1,720,000

Total Employment

1.08%

Annual Population Growth

Colorado continues to demonstrate strong, resilient growth across its economy. In 2024, the state's GDP climbed to \$445.3 billion, outpacing many other states and confirming Colorado's reputation as a dynamic hub for innovation and business. The workforce stands out as one of the nation's best educated, with nearly half of adults holding a Bachelor's degree or higher—an asset that fuels both economic expansion and entrepreneurial activity.

Colorado also maintains a favorable quality of life that attracts talent from around the world, combining natural amenities with a robust job market. While costs of doing business and living are rising, the state consistently ranks among the most competitive overall, thanks to its skilled workforce, central location, and thriving industries in technology, energy, aerospace, and outdoor recreation.

Population trends remain highly supportive of real estate and commercial growth. The Denver Metro Area is home to 3.2 million residents. This growing base of residents and workers strengthens both residential demand and statewide commercial activity, setting the stage for continued opportunity in the years ahead.



DEMOGRAPHICS | RADII

1 MILE

-  POPULATION
-  AVG. HH INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION

30,542

\$174,893

18,083

2,953

55,781

3 MILE

-  POPULATION
-  AVG. HH INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION

252,259

\$138,317

130,036

16,538

364,962

5 MILE

-  POPULATION
-  AVG. HH INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION

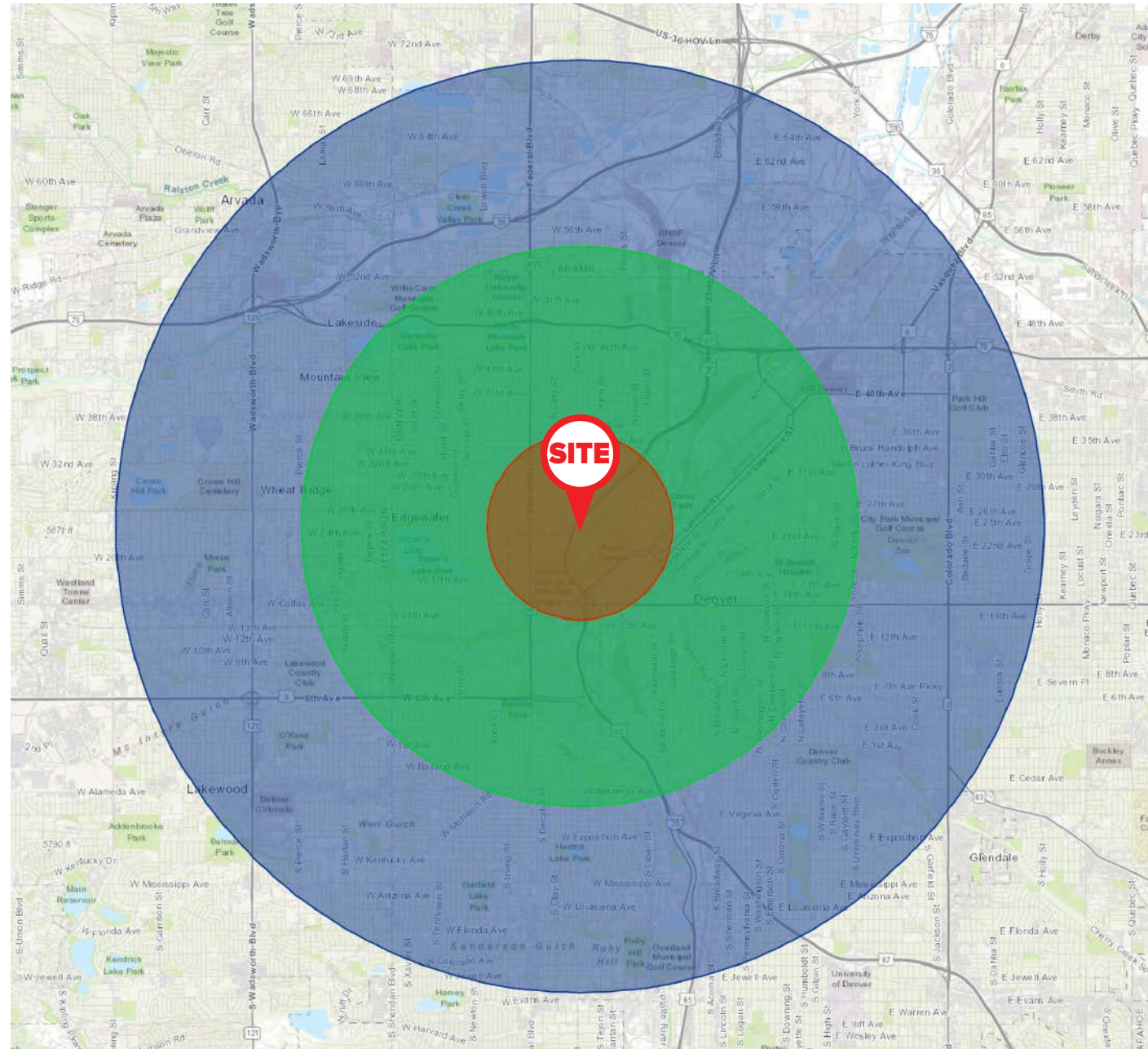
498,965

\$138,303

236,203






29,069

635,157








DEMOGRAPHICS | DRIVE TIME






5 MINUTE

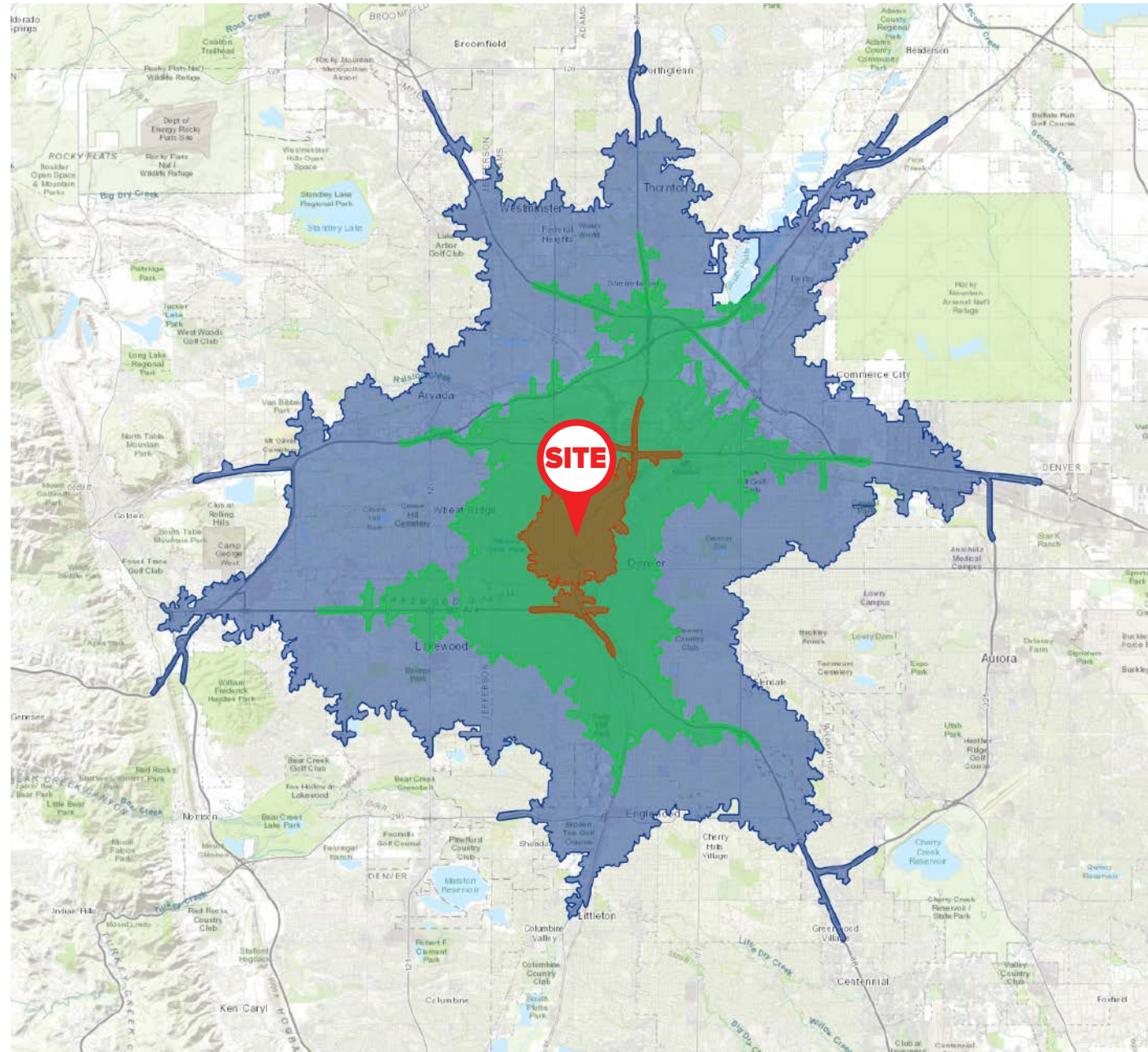
	POPULATION	46,983
	AVG. HH INCOME	\$164,499
	HOUSEHOLDS	25,528
	BUSINESSES	3,289
	DAYTIME POPULATION	68,352

10 MINUTE

	POPULATION	298,571
	AVG. HH INCOME	\$136,428
	HOUSEHOLDS	143,501
	BUSINESSES	20,190
	DAYTIME POPULATION	437,012

15 MINUTE

	POPULATION	848,418
	AVG. HH INCOME	\$133,245
	HOUSEHOLDS	374,545
	BUSINESSES	48,734
	DAYTIME POPULATION	1,066,184



In Denver, proactive urban planning, adaptive zoning policies, and a clear permitting framework strengthen the opportunity for redevelopment within the urban core. The city's ongoing focus on infill revitalization, riverfront enhancement, and transit-oriented growth gives developers and investors confidence in Denver's ability to sustain long-term value creation around the South Platte corridor and Jefferson Park.

Streamlined Services

- **Efficiency:** Centralized city services and coordinated planning departments enable faster review cycles and reduced overlap between agencies.
- **Unified Management:** Denver's consolidated municipal structure allows consistent decision-making that aligns infrastructure, utilities, and development goals citywide.

Local Control

- **Tailored Solutions:** Zoning overlays and adaptive-use policies empower property owners to align projects with the neighborhood's evolving residential and commercial needs.
- **Community Engagement:** Denver's planning process emphasizes stakeholder input, ensuring development complements the surrounding urban fabric and enhances community livability.

Economic Development

- **Investment Catalyst:** Strategic public investment in the South Platte River corridor, Sun Valley redevelopment, and Downtown infrastructure continues to attract private capital and high-quality mixed-use projects.
- **Business Attraction:** The city's emphasis on sustainability, mobility, and livability supports a strong environment for retail, residential, and creative commercial tenants seeking proximity to the downtown core.



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