

1420 | **N OGDEN ST**
DENVER, CO 80218

SALE PRICE
\$6,500,000



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PROPERTY HIGHLIGHTS

Address	1420 N Ogden St, Denver, CO 80218
Building Name	Emerson School
Price:	\$6,500,000
Total Building Size	33,612 SF
Building Price/SF (Total Building SF):	\$193.38/SF
Rentable Building Area:	21,747 SF
Rentable Price/PSF	\$298.89/SF
Lot Size:	50,730 SF
Annual Gross Income (2025):	\$89,394.64
YOC	1884



- 1457 Corona Street Also Available | 5,062 SF lot | \$500,000
- Historic school building designed by Colorado's first licensed architect, Robert Roeschlaub
- Includes adjacent surface parking lot and geothermal HVAC system (30 deep wells)
- Zoned G-MU-5 and C-MS-8 — ideal for adaptive reuse, education, or mission-driven redevelopment
- Facility with tall ceilings, flexible floor plates, and multiple access points
- Located in Denver's urban core — walkable to hospitals, restaurants, transit, and Capitol Hill amenities
- Landmark-designated structure with preserved architectural character
- Rare on-site parking and sustainability infrastructure in a highly walkable neighborhood
- Surrounded by dense residential and commercial activity near Cheesman Park and Downtown Denver
- Suitable for school, nonprofit, co-working, cultural use, or mixed community programs
- 1420 Ogden Street is *protected by a preservation easement held by Historic Denver, Inc.*

PROPERTY SUMMARY



21,747

RENTABLE SQ. FT.



1.16

ACRES



4

STORIES



1884

Y.O.C.



40

PARKING STATIONS



G-MU-5 & C-MS-8

ZONING



PROPERTY LAYOUT – EMMERSON



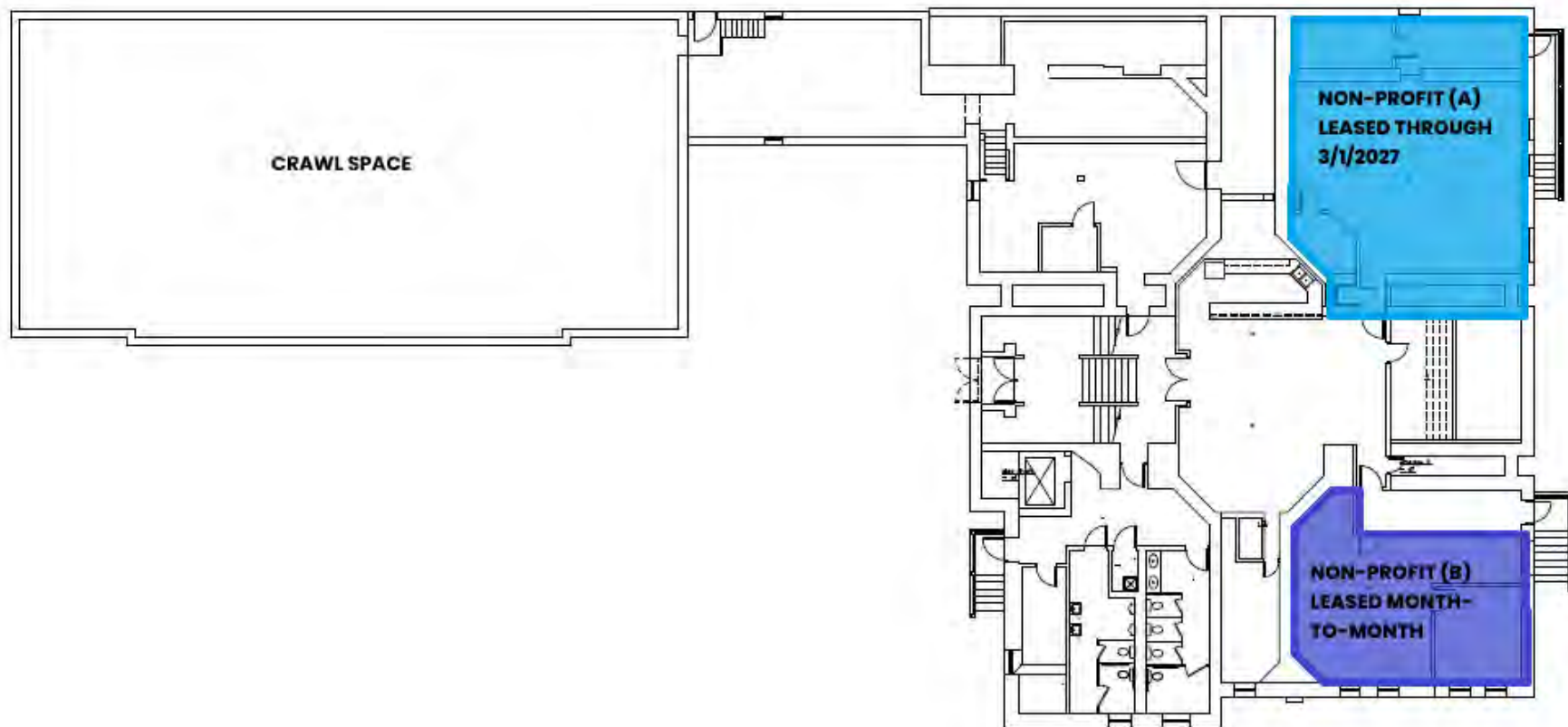
1457 N. OGDEN STREET
20,875 BUILDING SQ. FT.
45,668 LAND SQ. FT.
G-MU-5

1457 N. CORONA STREET
5,062 LAND SQ. FT.
C-MS-8

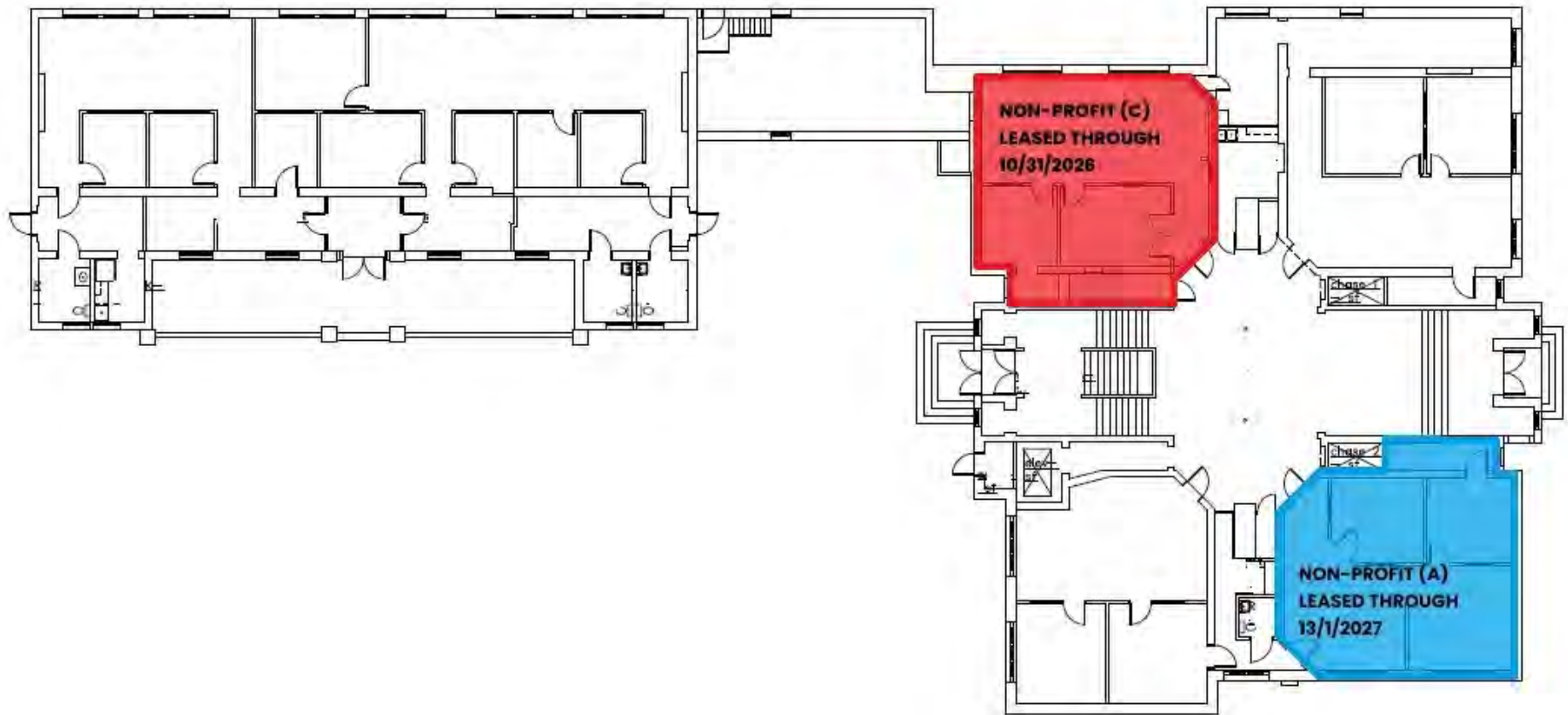
ADDITIONAL PHOTOS (INTERIOR)



LOWER LEVEL – 3,943 RSF



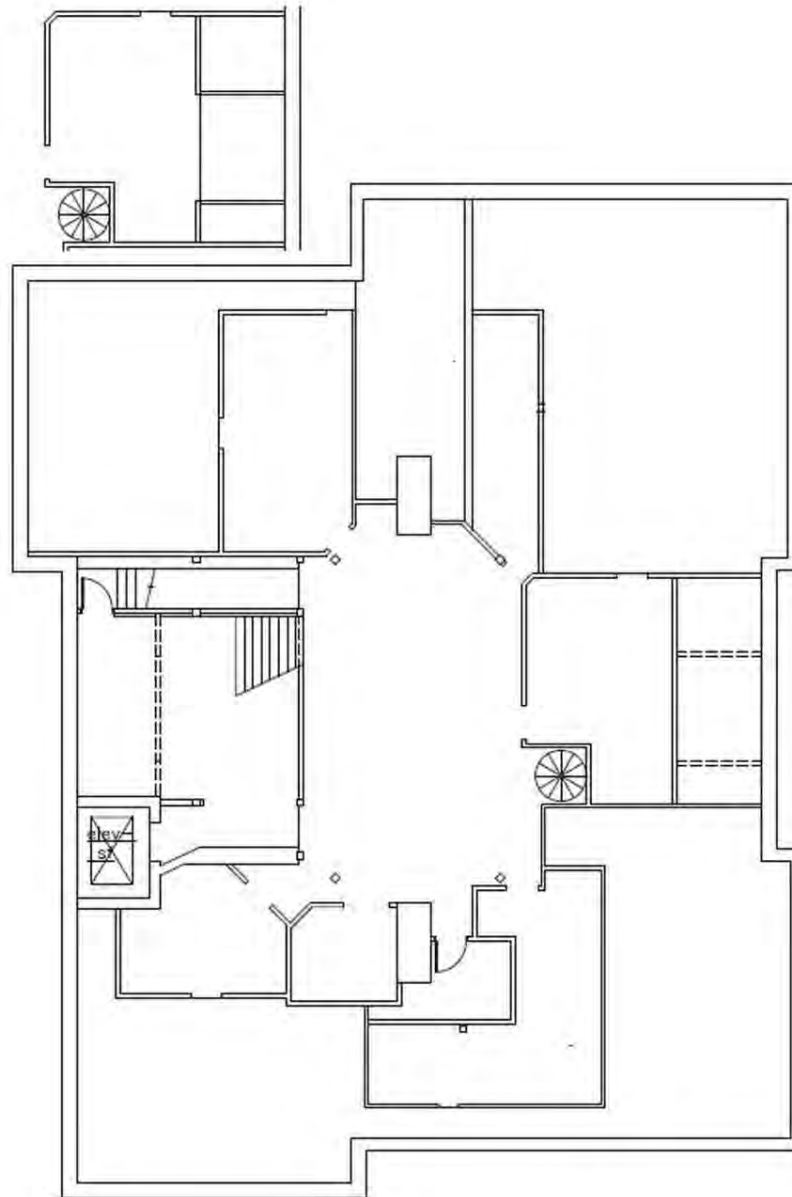
1ST FLOOR – 10,875 RSF



2ND FLOOR – 6,929 RSF



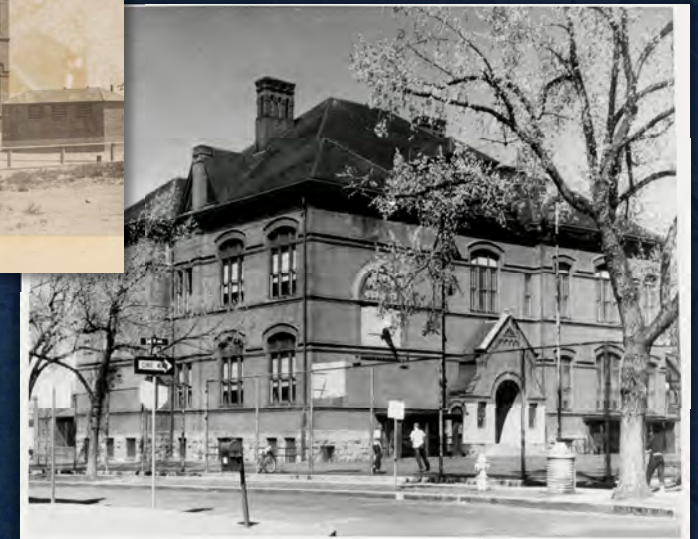
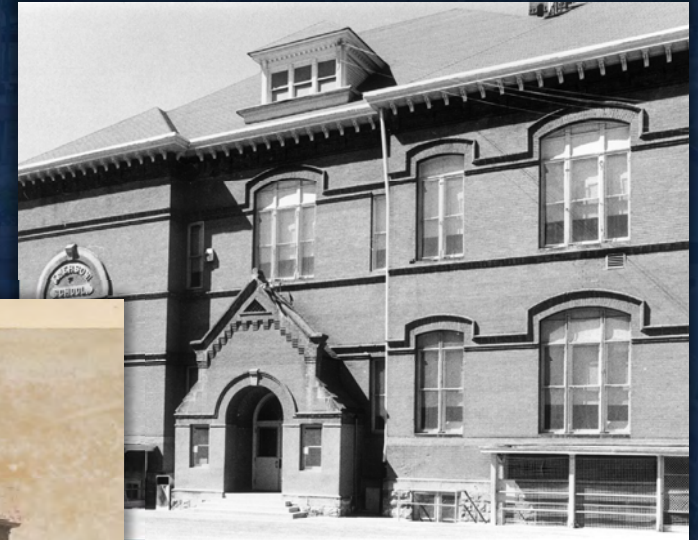
3RD FLOOR – (MECHANICAL)



ADDITIONAL PHOTOS (EXTERIOR)



EMERSON SCHOOL OVER THE YEARS



HISTORIC LEGACY OF EMERSON SCHOOL



Modern Sustainability

Though rooted in the 19th century, the Emerson School has been thoughtfully upgraded to support 21st-century efficiency. A closed-loop geothermal heating and cooling system lies beneath the north parking lot, consisting of 30 wells drilled 300 feet deep. This infrastructure taps into the earth's stable temperatures, providing highly efficient year-round climate control. The result is a dramatic reduction in energy use—cutting cooling demand by up to 100% and heating needs by approximately 80%. Importantly, the system operates silently and invisibly, preserving the building's historic integrity while reducing operating costs. Few legacy properties offer this level of sustainable performance. Emerson stands out as a rare example of environmental stewardship within a preserved architectural envelope—positioned to meet both the operational and ESG goals of forward-looking users or investors. With rising demand for efficient, adaptive reuse properties in Denver's core, Emerson offers both timeless character and long-term practicality.

Historic Significance

Constructed in 1885, the Emerson School stands as the oldest remaining school building designed by renowned architect Robert Roeschlaub, Colorado's first licensed architect and a key figure in shaping the built environment of early Denver. A Civil War veteran turned civic visionary, Roeschlaub played a defining role in the region's architectural identity, with notable works including Trinity United Methodist Church, the Chamberlin Observatory at the University of Denver, and the Central City Opera House. The Emerson School is a testament to his legacy in educational design, incorporating refined brickwork, symmetrical massing, and a thoughtful layout that served both function and form. One of its most unique features is a sundial mounted on the building's exterior—a rare and forward-thinking detail intended to encourage student punctuality in an era before widespread personal timekeeping. The building's continued presence is not only a tribute to Roeschlaub's vision but a rare opportunity for preservation-minded developers and institutions to steward a meaningful part of Denver's civic history. Its charm, location, and scale offer a remarkable canvas for adaptive reuse while honoring the enduring character that has defined the site for nearly a century and a half.

AERIAL LOOKING NW

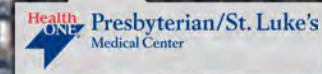
DOWNTOWN DENVER

SITE

DOWNTOWN
DENVER

BROADWAY

PARK AVENUE



COLFAX AVENUE



MOREY
MIDDLE SCHOOL



SITE

13TH AVENUE

GOLDEN
TRIANGLE



8TH AVENUE



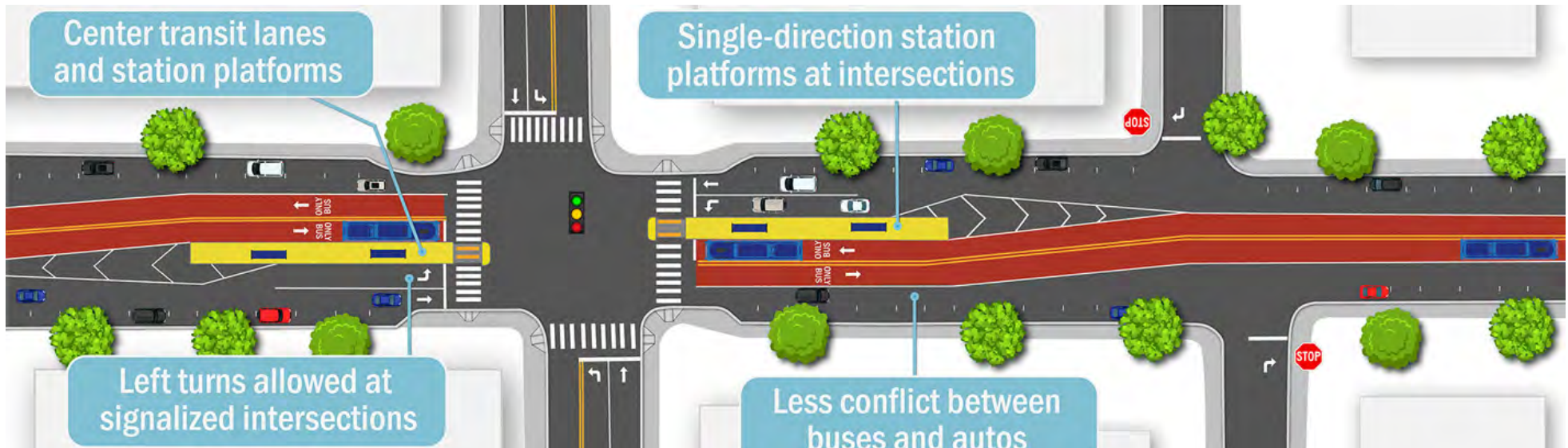
CLARKSON STREET

SPEER BLVD

6TH AVENUE



EAST COLFAX BRT PROJECT – HOW IT WORKS



Phase 2 (north side) along Washington→Marion—including our frontage—is underway now and targeted to wrap late 2025; only routine punch-list work follows.



Colfax BRT — Segment 1 (Broadway→Williams): Phase 1 (south side) at 1201 E Colfax is complete (Summer 2025).

AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	54,166	149,778	241,959	<\$25,000	6,026	14,412	20,229
2024 Estimate	53,184	146,876	237,119	\$25,000 - \$50,000	5,608	11,350	16,163
2010 Census	51,773	141,965	228,384	\$50,000 - \$75,000	5,528	13,241	19,142
Growth 2024-2029	1.85%	1.98%	2.04%	\$75,000 - \$100,000	3,969	9,949	14,295
Growth 2020-2024	2.73%	3.46%	3.82%	\$100,000 - \$125,000	2,692	7,195	10,860
Median Age	35.40	35.80	36.00	\$125,000 - \$150,000	2,748	7,774	11,826
Average Age	37.70	37.90	37.90	\$150,000 - \$200,000	3,694	9,117	13,920
2024 Population by Race:				\$200,000+	3,374	12,023	20,832
White	40,068	108,805	170,821	2024 Population by Education:			
Black	3,674	9,727	15,279	Some High School, No Diploma	1,224	4,707	10,061
Am. Indian & Alaskan	351	1,046	1,939	High School Grad (Incl Equivalency)	4,807	11,461	18,639
Asian	1,525	4,589	6,981	Some College, No Degree	8,580	22,056	32,918
Hawaiian & Pacific Island	17	58	82	Associate Degree	3,922	10,296	15,185
Other	7,550	22,651	42,017	Bachelor Degree	18,779	51,022	77,555
Hispanic Origin	7,260	22,163	42,783	Advanced Degree	11,076	30,385	48,548
U.S. Armed Forces:				2024 Population by Occupation			
Households:	15	113	169	Real Estate & Finance	3,490	9,467	15,846
2029 Projection	34,236	86,775	129,896	Professional & Management	32,829	89,320	136,031
2024 Estimate	33,640	85,061	127,268	Public Administration	1,353	3,827	5,504
2010 Census	32,939	82,191	122,670	Education & Health	8,083	21,166	32,540
Growth 2024-2029	1.77%	2.02%	2.06%	Services	4,466	11,831	18,666
Growth 2020-2024	2.13%	3.49%	3.75%	Information	1,462	3,678	5,635
Owner Occupied	7,230	23,738	43,308	Sales	6,265	16,194	25,915
Renter Occupied	25,113	61,526	84,251	Transportation	2,691	6,608	9,790
2024 Avg Household Income	\$99,702	\$111,793	\$118,257	Retail	2,780	6,895	10,711
2024 Med Household Income	\$73,461	\$83,864	\$89,164	Wholesale	1,108	2,280	3,864
				Manufacturing	1,819	5,254	8,119
				Production	1,755	4,726	7,499
				Construction	1,070	3,467	5,569
				Utilities	1,241	3,707	5,642
				Agriculture & Mining	266	876	1,533
				Farming, Fishing, Forestry	86	223	351
				Other Services	2,169	4,679	7,835



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