

DOWNTOWN

20TH & BLAKE

DENVER

±0.29AC / ±12,569 SF
OF DEVELOPMENT LAND
IN DENVER'S BALLPARK
NEIGHBORHOOD



WELCOME TO THE EPICENTER



UNION STATION



DAIRY BLOCK



McGREGOR SQ.



COORS FIELD

ALL ACCESS



- Mixed-Use
- Office
- ◆ Multifamily
- Hotel

PASS



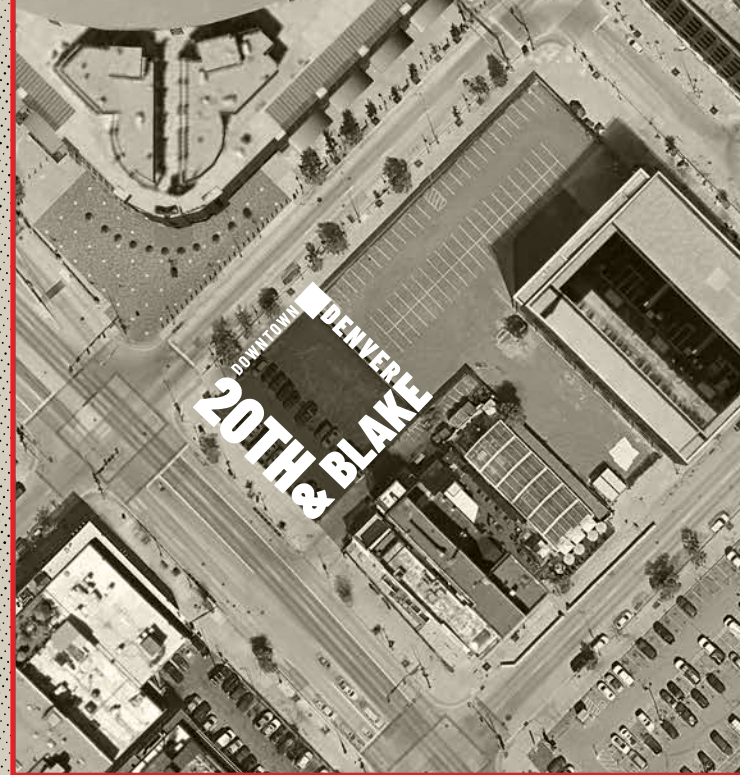
Curtis Park

DENVER
20TH & BLAKE

Five Points

Uptown

Denver



THE BEST OF THE BEST

2000 Blake Street, Denver, CO 80202

SIZE	± 12,630 SF
ZONING	C-MX-8
NOI (2021)	\$100,000
CONDITION	Surface Parking Lot, 27 Spaces
MILL LEVY	74.618



Coors Field is ranked a Top Ten Best Place to Visit in the State of Colorado.
Source: U.S. News and World Report 2022

Capacity: 50,144
Annual Games: ± 160



Directly across the street from Coors Field's home plate entrance



Located in the epicenter of LoDo, Denver's historic and thriving entertainment district



Tremendous visibility with over 40,000 cars per day pass on 20th Street & Blake Street



Mixed-use zoning accommodates development up to 110' or 8-stories

EXPERIENCE THE

THRILL

of downtown Denver's modernization



\$6.6B INVESTED IN DOWNTOWN DENVER IN THE LAST 10 YEARS



4.4 MILLION SF OFFICE



10,000 RESIDENTIAL UNITS

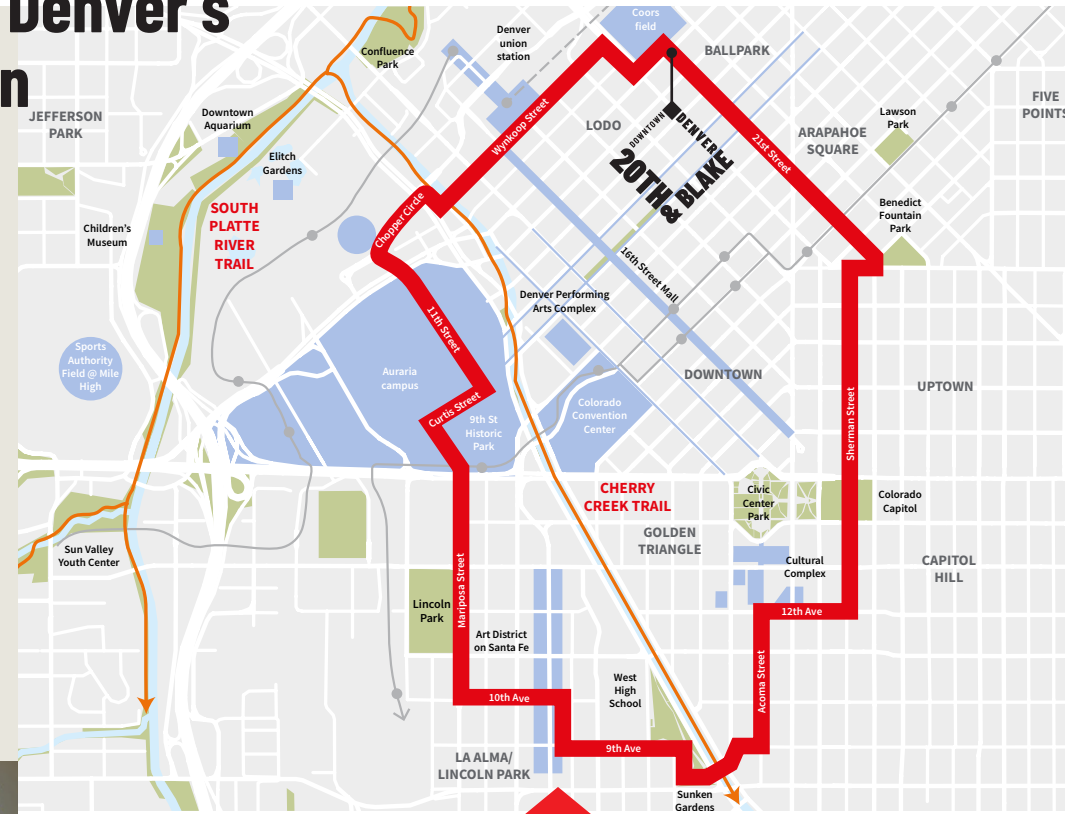


3,700 HOTEL ROOMS

Source: the Downtown Denver Partnership

NEW CONSTRUCTION RATES IN LODO

HOTEL	\$499/Night
MULTI	\$2,695/Month
CONDO	\$1,125/SF
OFFICE	\$35 NNN
RETAIL	\$30 NNN



5280 LOOP - The 5.280-mile-long loop will link together Denver's downtown districts and will travel along Blake Street at the front door of 20th & Blake.



16TH STREET MALL - The City of Denver is investing \$150M into the 16th Street Mall Renovation which will reconstruct and revitalize 16th Street from Market Street to Broadway and create a more welcoming place for people to gather.

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

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