

FOR SALE

CURTIS PARK OFFICE BUILDING

929 29TH STREET | DENVER, COLORADO 80205



RARE OPPORTUNITY
OWNER/USER INVESTMENT



PROPERTY FEATURES

BUILDING SF	6,624 SF
LOT SIZE	0.15 Acre
SALE PRICE	\$1,850,000
YEAR BUILT	1885
RENOVATED	2021
PARKING	On-site

PROPERTY HIGHLIGHTS

- Historic building in 5 Points neighborhood
- 5 Blocks to 30th & Downing bus routes
- 4 Blocks to Welton & 29th light rail station
- 1 Block to Mestizo-Curtis Park
- Adjacent to RiNo entertainment, eateries & co-working facilities

CONTACT INFORMATION

JR BITZER
PRINCIPAL

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303.885.3055

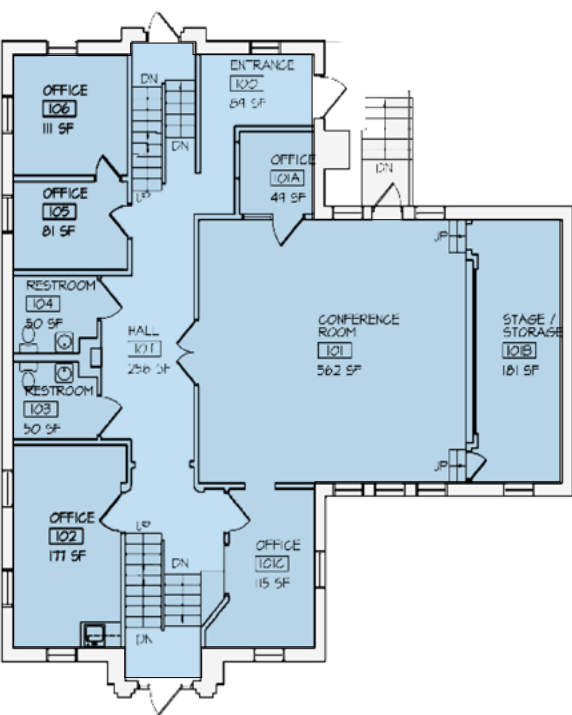
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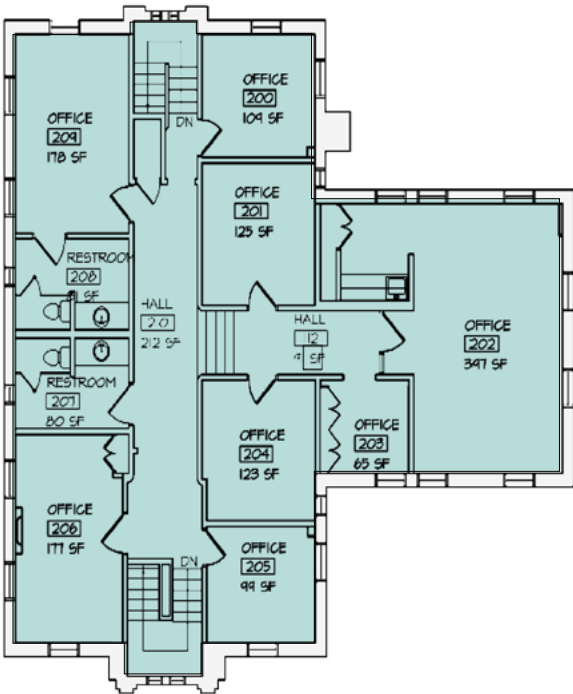
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FLOOR PLANS

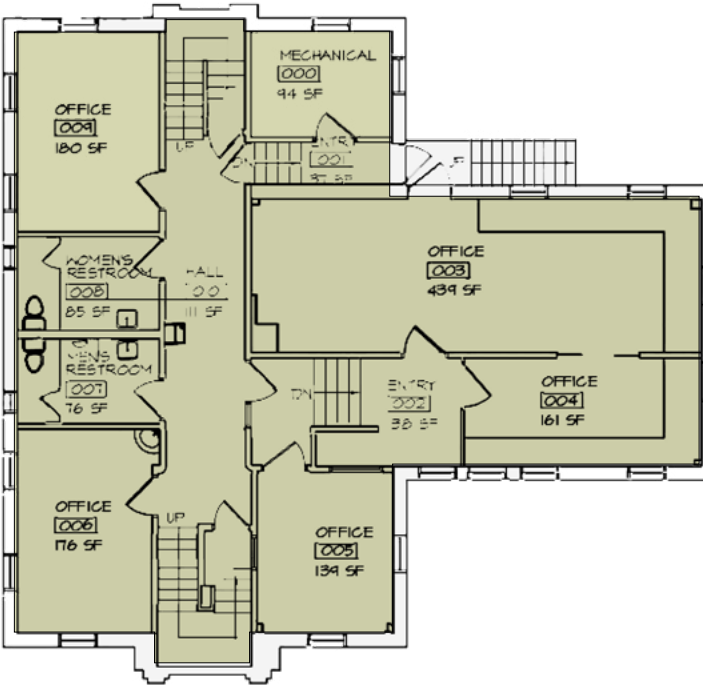
FIRST FLOOR

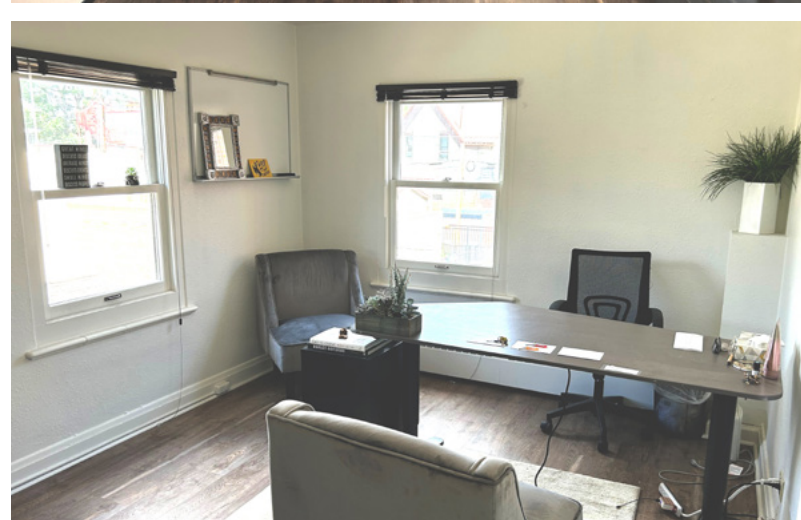


SECOND FLOOR



BASEMENT





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ABOUT CURTIS PARK

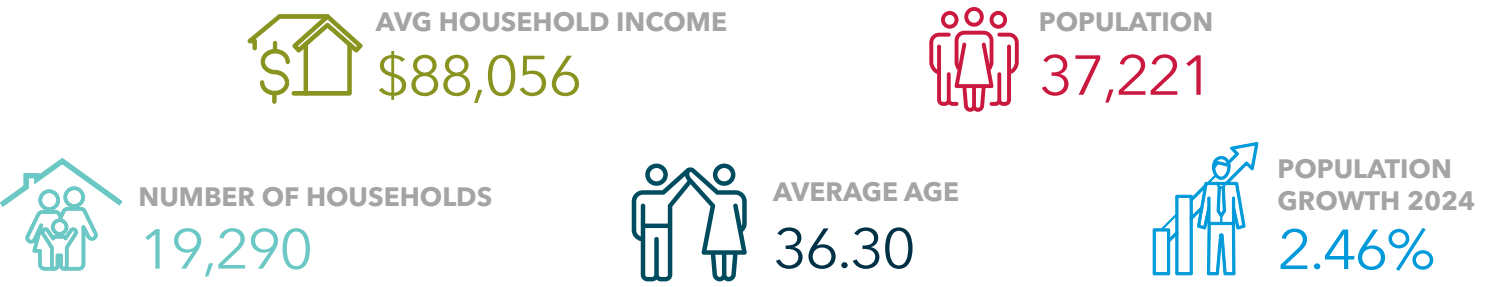
Curtis Park is a vibrant and historic neighborhood located in the heart of Denver, Colorado. It is a diverse community known for its beautiful Victorian architecture, small local businesses, and proximity to Downtown Denver. The area is easily accessible with its close ties to the I-25 and I-70 highways, making it a convenient locale for city workers. Notably, Curtis Park is the oldest neighborhood in Denver, imbued with a rich history that adds to its unique charm.

It is close to Downtown Denver, providing easy access to the city’s amenities and job market. With many local businesses, there’s a strong support for “shop local” culture which keeps the community close-knit and unique.

Curtis Park is minutes away from Coors Field, home of the Colorado Rockies baseball team. The neighborhood also features the Curtis Park Deli, a local favorite for sandwiches. For those interested in history and culture, the Black American West Museum is a short drive away.

Curtis Park offers a comfortable, urban-suburban mix lifestyle. Residents enjoy access to several parks, local eateries, and an active neighborhood association that organizes community events throughout the year. With its proximity to downtown and diversity of homes, Curtis Park attracts a blend of young professionals and families.

DEMOGRAPHIC SNAPSHOT



PUBLIC TRANSPORTATION				CoStar, 2024
TRANSIT/SUBWAY		DRIVE	WALK	DISTANCE
27th-Welton	D Line, RTD Light Rail	2 min	7 min	0.4 mi
30th-Downing	D Line, RTD Light Rail	1 min	7 min	0.4 mi
25th-Welton	D Line, RTD Light Rail	2 min	10 min	0.5 mi
20th-Welton	D Line, RTD Light Rail	3 min	19 min	1.0 mi
18th-Stout	D Line, RTD Light Rail F Line, RTD Light Rail H Line, RTD Light Rail	3 min	20 min	1.1 mi
AIRPORT		DRIVE	DISTANCE	
Denver International Airport (DEN)			32 min	22.9 mi

DEMOGRAPHICS			CoStar, 2024
	1 MILE	3 MILES	
Population	37,221	216,970	
Households	19,290	111,858	
Median Age	36.30	36.70	
Median HH Income	\$88,056	\$78,370	
Daytime Employees	27,198	244,492	
Population Growth 23-28	2.46%	0.74%	
Household Growth 23-28	3.13%	0.76%	

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ASSOCIATES

