

Motivated Seller - 28,450 Square Feet in Denver CBD
\$4,995,000 (Only \$175/SF)

**Residential Land
Services Team**



2250 Champa Street & 838 Park Avenue West
Denver, Colorado

Future Downtown Development Opportunity

2250 CHAMPA &
838 PARK AVENUE WEST

Approximately 0.65 acres that is located in the heart of Denver's Central Business District. The list price is half of what the market was in 2023 as the property was under contract for more than \$350 per square foot. Our list price is \$175 per square foot! This is an incredible investment opportunity.

PROPERTY FEATURES

Site Size	0.654 Acres (28,489 SF)
City/County	Denver
Zoning	D-AS-12+
Mill Levy	79.202





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At A Glance

	1-MILE	3-MILE	5-MILE
2024 POPULATION	51,463	228,276	464,179
AVG. HH GROWTH (2020-2024)	4.3%	2.6%	2.2%
AVG HH INCOME	\$116,384	\$115,674	\$114,746



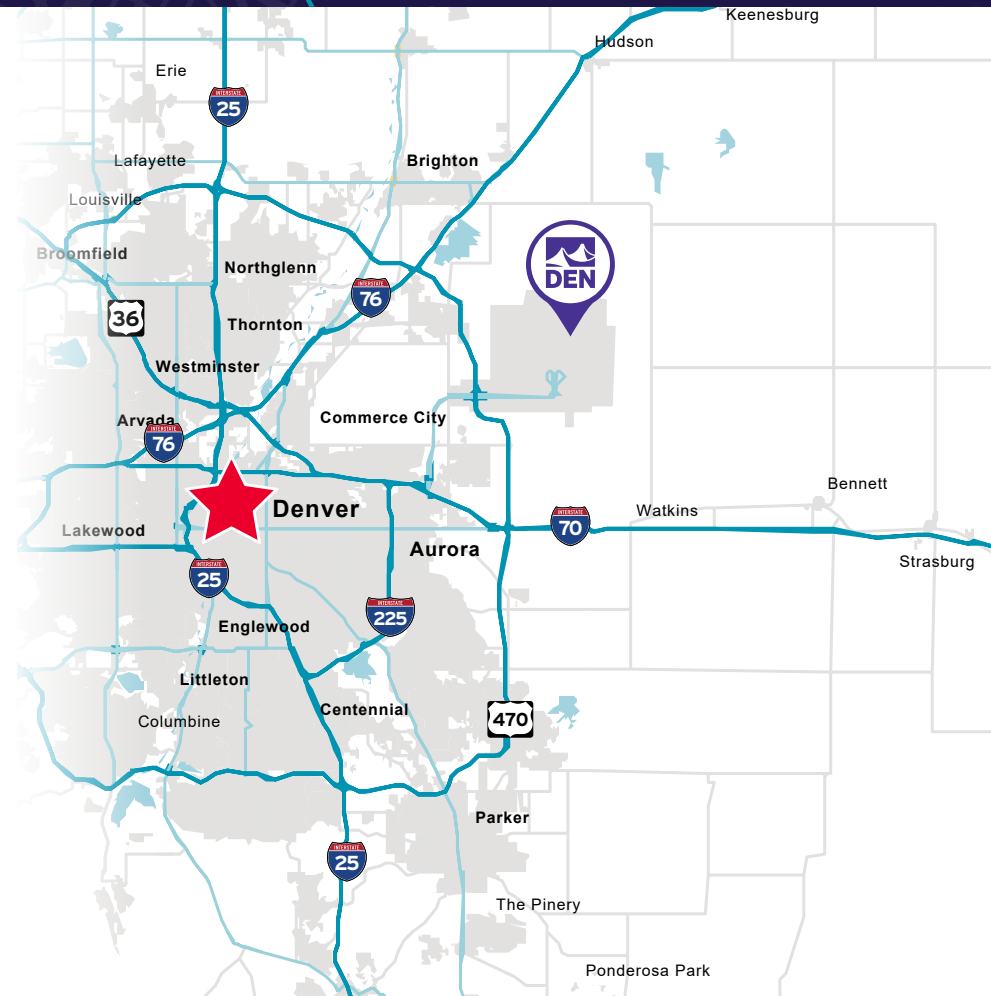
4.3%
Annual HH Growth
1-Mile Radius



386,161
Daytime Employment
5-Mile Radius



7,256
Vehicles/day
Champa St & 24th St



For more information, please contact the Residential Land Services Team:

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