

LOWER DOWNTOWN | DENVER, COLORADO

1962 BLAKE STREET

A 12,334 office and retail building directly across from Coors Field



A rare opportunity to acquire a two-storey brick building in the heart of Lower Downtown, directly across from Coors Field. Flexible D-LD zoning and 12,334 SF across two floors suit an owner-user, a repositioning, or continued lease-up. The adjacent property at 1948 Blake Street is also available, offering the potential to assemble a larger corner holding.

PRICE

\$4,000,000

FOR MORE INFORMATION

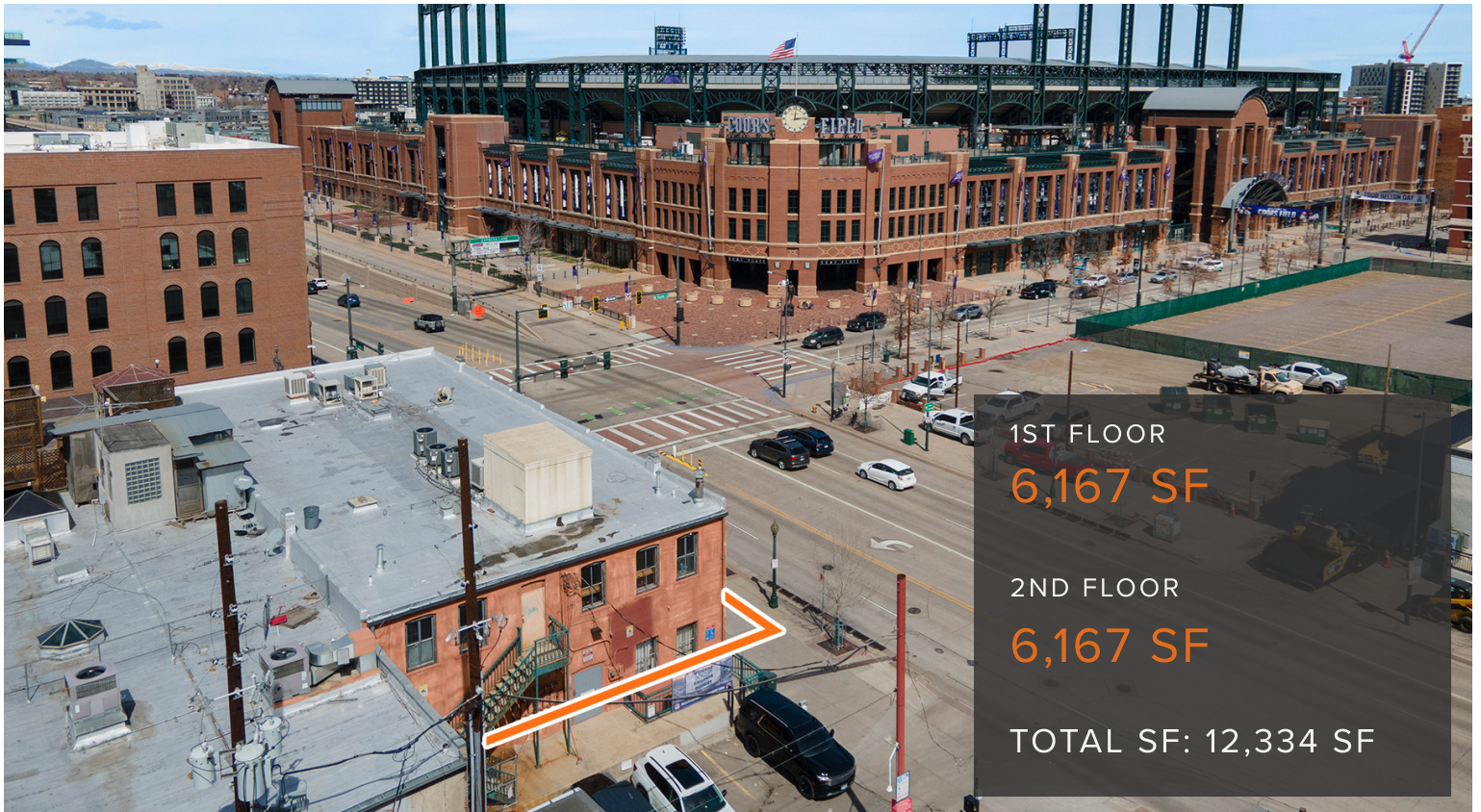
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INVESTMENT HIGHLIGHTS

- Located directly across the street from Coors Field
- Positioned among various retailers, restaurants, museums, and other attractions with high foot traffic counts
- Flexible D-LD zoning allows for a multitude of uses
- Located within Lower Downtown Historic District not currently landmarked
- Adjacent property also for sale (1948 Blake St)

PROPERTY DETAILS

ADDRESS	1962 Blake St. Denver, CO 80202
PRICE	\$4,000,000
LOT SIZE	6,337 SF
ZONING	D-LD
SUBMARKET	LoDo / Ballpark
BUILDING TYPE	Office / Retail
YEAR BUILT	1892
PROPERTY TAXES	\$69,852.06 (2025)



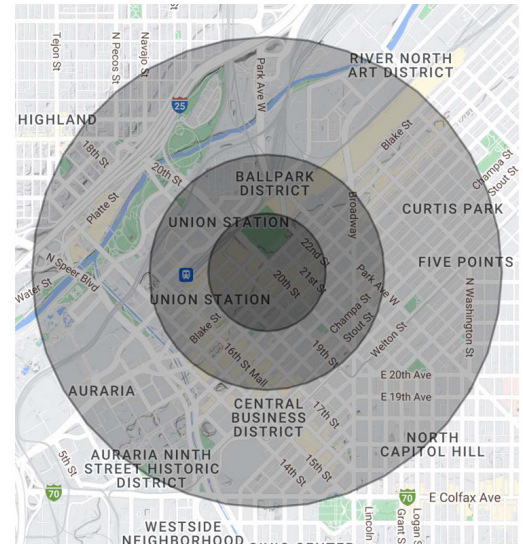


DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,821	17,507	44,561
Average Age	41	38	37
Average Age (Male)	41	38	38
Average Age (Female)	41	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,861	10,734	26,739
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$121,268	\$138,890	\$134,856
Average House Value	\$901,591	\$842,959	\$811,963

* Demographic data derived from 2020 ACS - US Census



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