



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 Historict District - not currently landmarked
- Contact broker for rent roll and financials
- Adjacent property also available for sale (1948 Blake St)

PROPERTY DETAILS

ADDRESS	1962 Blake Street Denver, CO 80202
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PRICE	\$4,000,000
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1 ST FLOOR	6,167 SF
2 ND FLOOR	6,167 SF
TOTAL SF	12,334 SF

LOT SIZE	6,337SF
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ZONING	D-LD
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SUBMARKET	LoDo/Ballpark
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BUILDING TYPE	Office/Retail
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YEAR BUILT	1892
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PROPERTY TAXES	\$69,85206 (2025)
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LoDo NEIGHBORHOOD



Found at the heart of Denver, LoDo is the perfect blend of nostalgia and modernity. This bustling neighborhood is home to nearly 100 restaurants, clubs, galleries, shops, and hospitality businesses, making it the perfect place to explore for residents and visitors. LoDo's rich history dates back to 1858 when gold was discovered at the confluence of the South Platte River and Cherry Creek.

Since then, the area has undergone a major revitalization, becoming a key link between Denver's past and present. Today, LoDo is home to some of the finest late nineteenth and early twentieth-century commercial buildings in the American West.

Whether you're looking for a delicious meal, a night out on the town, or some unique shopping, you'll find it all in LoDo.

Source: <https://lodo.org/>

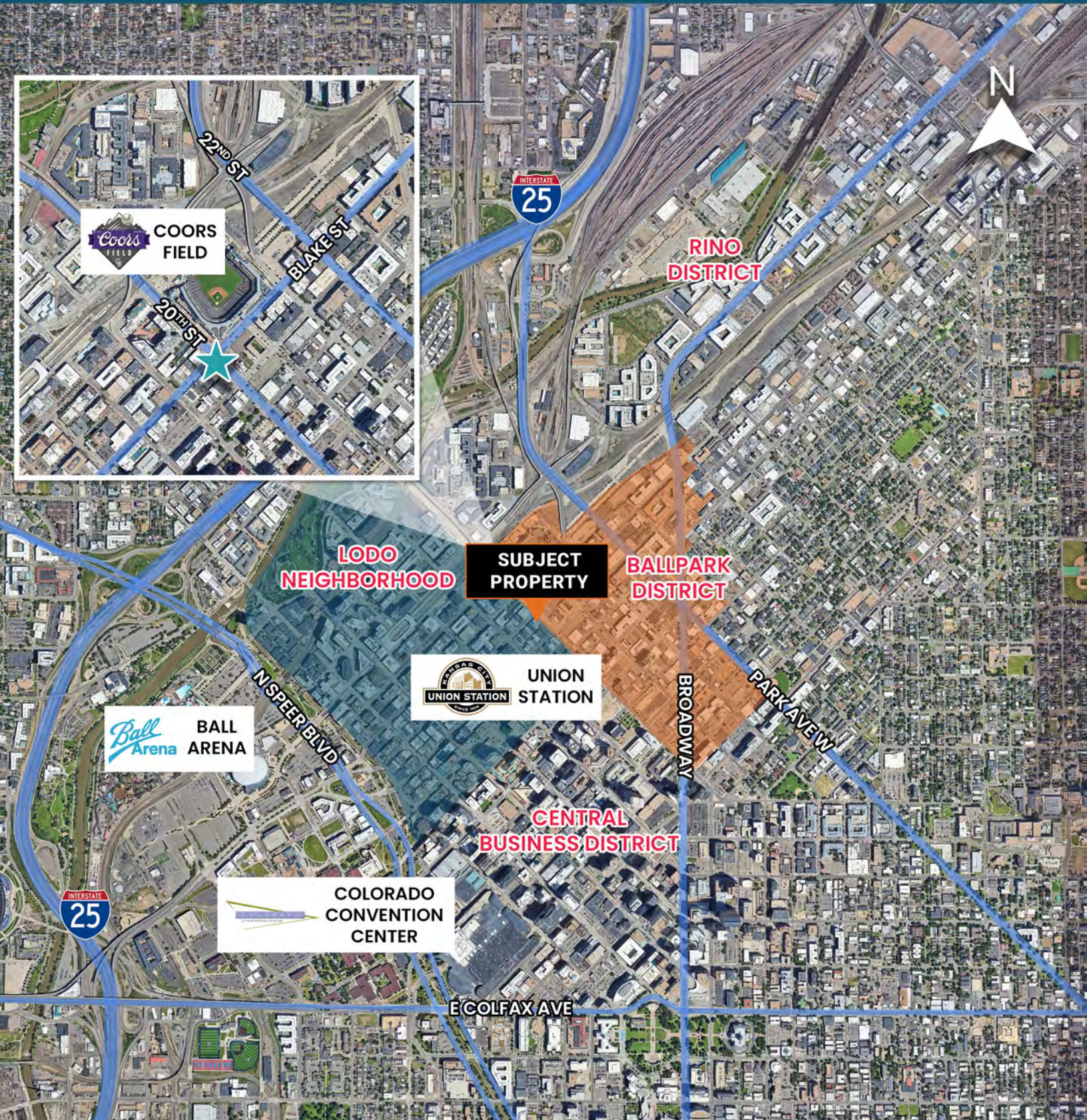
DEMOGRAPHICS

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



AREA MAP





FOR MORE INFO CONTACT:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.