



2235 Arapahoe St.

Denver, CO 80205

Property Overview

- Centrally located parking lot in Downtown Denver for development
- Zoned to build 12+ stories in Arapahoe Square on Arapahoe & Broadway
- Assemblage Opportunity - Adjacent property available for purchase, offering potential for expanded development—contact broker for details
- Close proximity to the vibrant neighborhoods of Five Points & RiNo.
- Easy access to public transportation - Located less than a mile to Union Station, an abundance of e-bikes & e-scooters in the area, and several bus routes nearby
- Blocks away from prime retail and entertainment such as the 16th Street Mall, Coors Field, Dairy block and much more



LOT SIZE	11,993 SF (.28 AC)
COUNTY	DENVER
ZONING	D-AS-12+
PROPERTY TAXES	\$66,254.85

Sale Price : \$2,000,000 (\$166.76/SF)

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Demographics

	1 MI	3 MI	5 MI
2024 POPULATION	51,745	229,479	459,425
MEDIAN AGE	34.7	35.5	36.4
AVG HH INCOME	\$116,140	\$114,050	\$112,912
DAYTIME EMPLOYEES	106,555	242,578	382,177



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