

Motivated Seller - 28,450 Square Feet in Denver CBD  
New Price! \$3,950,000 (Only \$138/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 \$138 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





**BROADWAY STREET**

**CHAMPA STREET**

**SITE**

**PARK AVENUE WEST**

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## At A Glance

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



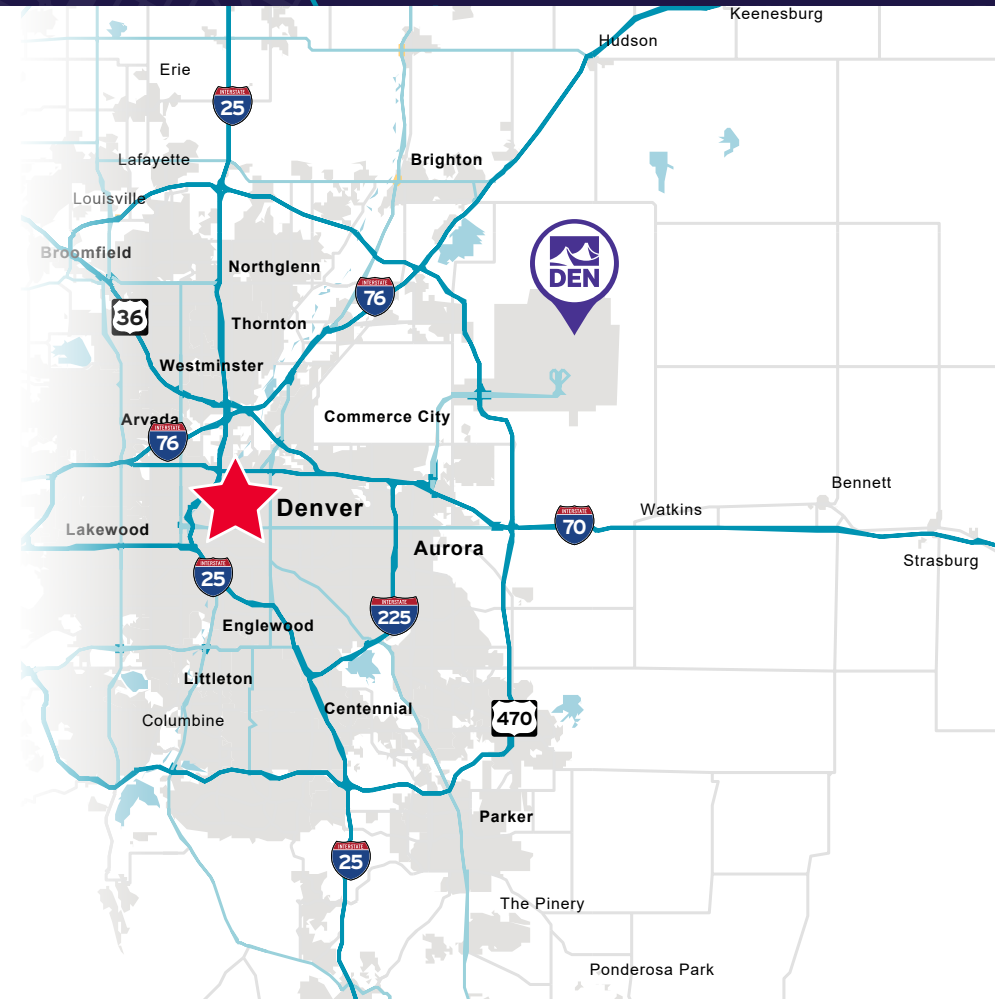
**4.3%**  
Annual HH Growth  
1-Mile Radius



**386,161**  
Daytime Employment  
5-Mile Radius



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



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