

1420

N OGDEN ST

DENVER, CO 80218

\$5,525,000 ~~\$6,500,000~~

SALE PRICE



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

| | |
|--|--------------------------------------|
| Address | 1420 N Ogden St, Denver, CO 80218 |
| Building Name | Emerson School |
| Price: | \$5,525,000 \$6,500,000 |
| Total Building Size | 33,612 SF |
| Building Price/SF (Total Building SF): | \$164.37/SF |
| Rentable Building Area: | 21,747 SF |
| Rentable Price/PSF | \$298.89/SF |
| Lot Size: | 50,730 SF |
| Lot Size | 50,731 SF |
| Annual Gross Income (2025): | \$89,394.64 |
| YOC | 1884 |



- 1457 Corona Street Also Available | 5,062 SF lot | \$500,000
- Historic school building designed by Colorado's first licensed architect, Robert Roeschlaub
- Includes adjacent surface parking lot and geothermal HVAC system (30 deep wells)
- Zoned G-MU-5 and C-MS-8 — ideal for adaptive reuse, education, or mission-driven redevelopment
- Facility with tall ceilings, flexible floor plates, and multiple access points
- Located in Denver's urban core — walkable to hospitals, restaurants, transit, and Capitol Hill amenities
- Landmark-designated structure with preserved architectural character
- Rare on-site parking and sustainability infrastructure in a highly walkable neighborhood
- Surrounded by dense residential and commercial activity near Cheesman Park and Downtown Denver
- Suitable for school, nonprofit, co-working, cultural use, or mixed community programs
- 1420 Ogden Street is *protected by a preservation easement held by Historic Denver, Inc.*

PROPERTY SUMMARY



21,747

RENTABLE SQ. FT.



1.16

ACRES



4

STORIES



1884

Y.O.C.



40

PARKING STATIONS



G-MU-5 & C-MS-8

ZONING



PROPERTY LAYOUT - EMMERSON



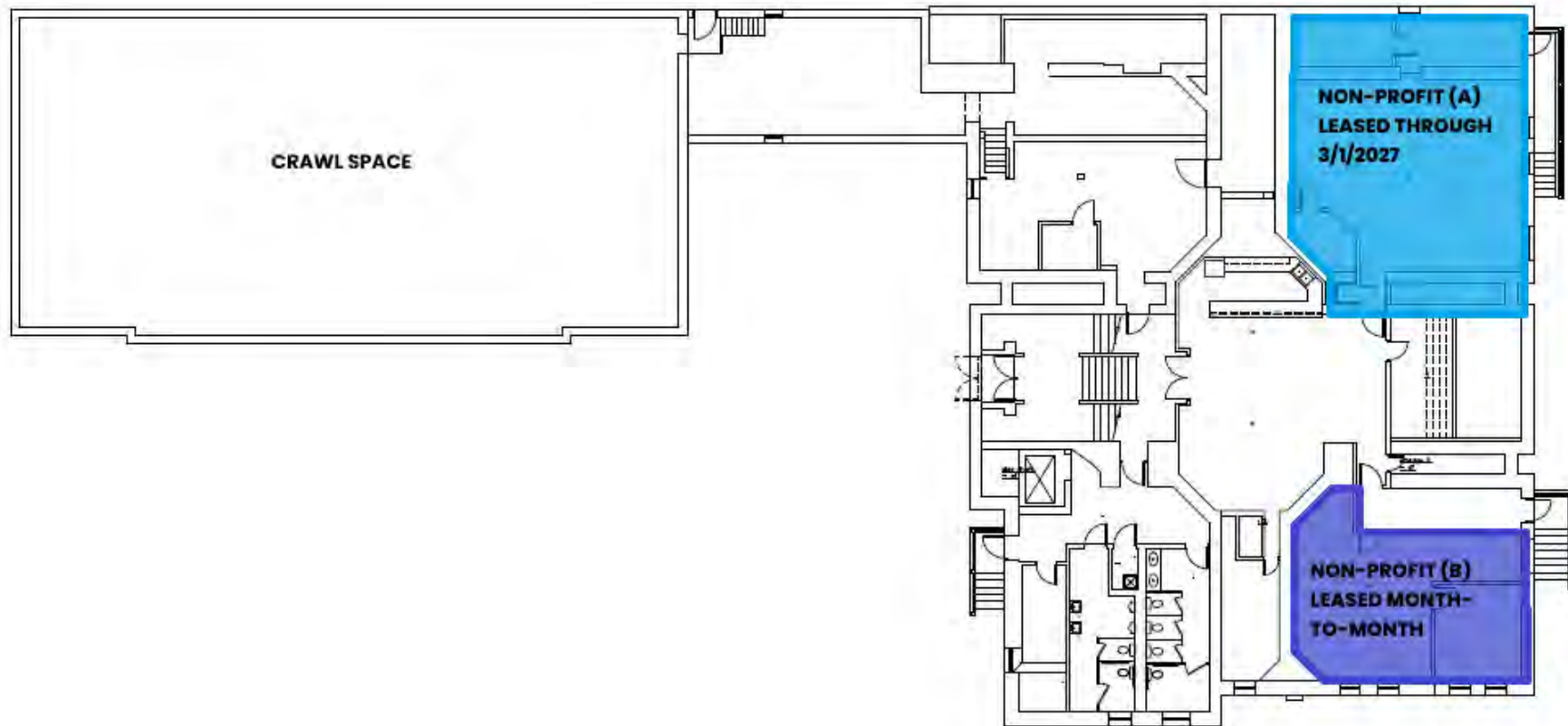
1457 N. OGDEN STREET
20,875 BUILDING SQ. FT.
45,668 LAND SQ. FT.
G-MU-5

1457 N. CORONA STREET
5,062 LAND SQ. FT.
C-MS-8

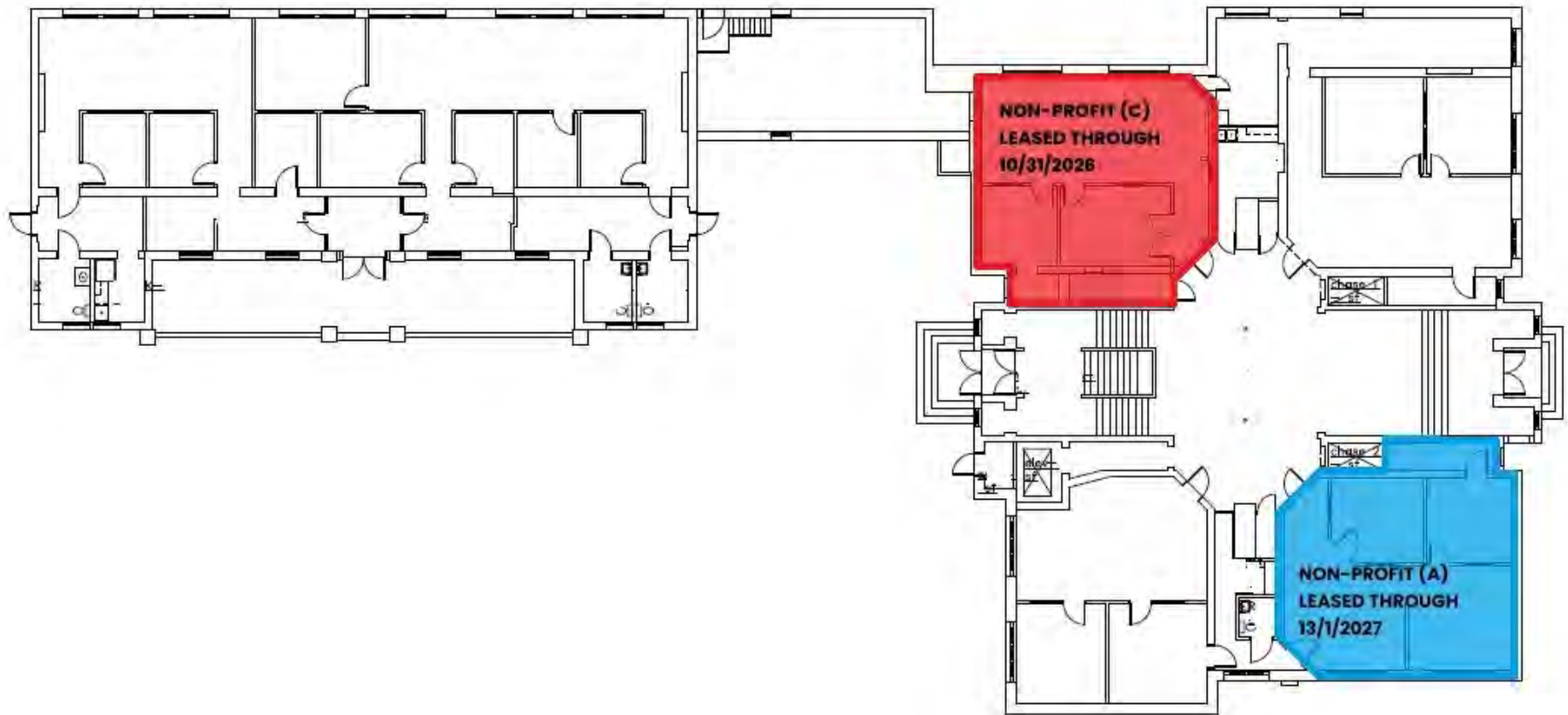
ADDITIONAL PHOTOS (INTERIOR)



LOWER LEVEL - 3,943 RSF



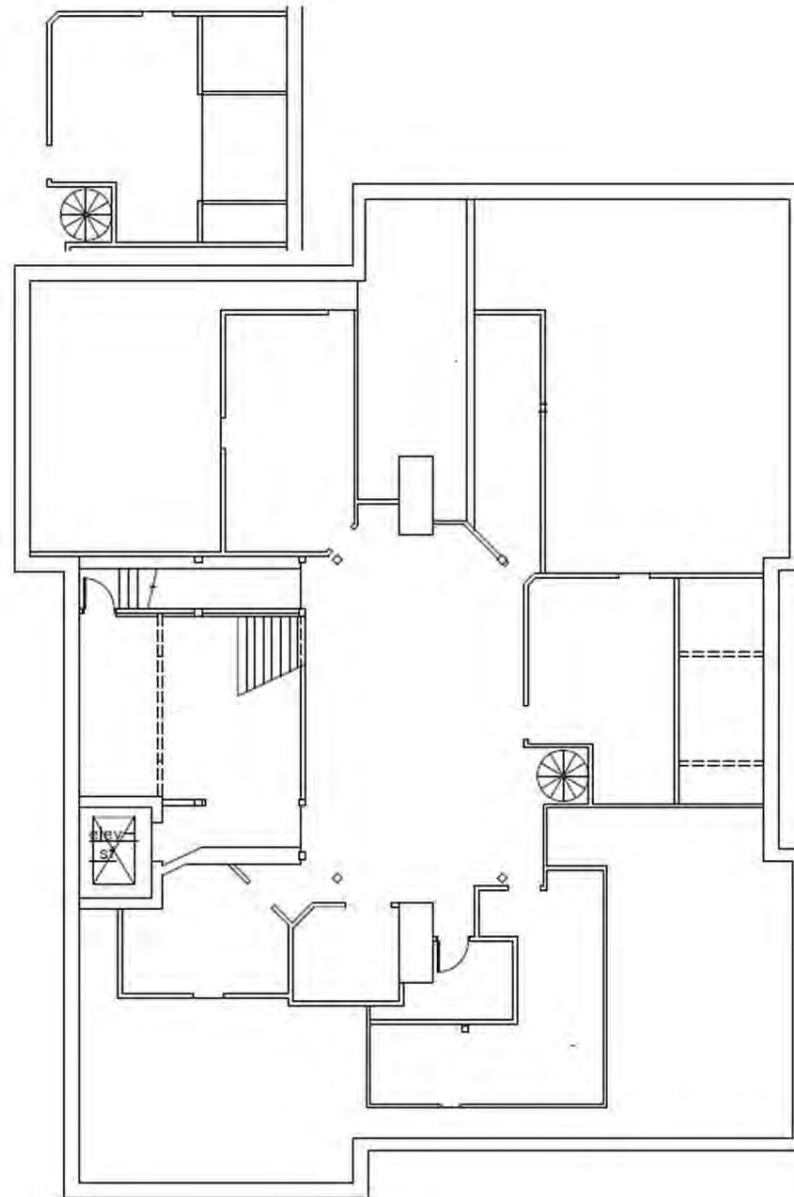
1ST FLOOR - 10,875 RSF



2ND FLOOR - 6,929 RSF



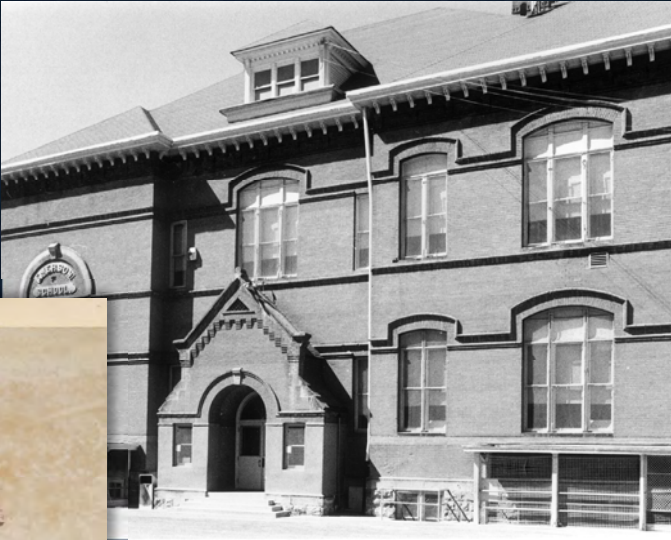
3RD FLOOR - (MECHANICAL)



ADDITIONAL PHOTOS (EXTERIOR)



EMERSON SCHOOL OVER THE YEARS



HISTORIC LEGACY OF EMERSON SCHOOL



Modern Sustainability

Though rooted in the 19th century, the Emerson School has been thoughtfully upgraded to support 21st-century efficiency. A closed-loop geothermal heating and cooling system lies beneath the north parking lot, consisting of 30 wells drilled 300 feet deep. This infrastructure taps into the earth's stable temperatures, providing highly efficient year-round climate control. The result is a dramatic reduction in energy use—cutting cooling demand by up to 100% and heating needs by approximately 80%. Importantly, the system operates silently and invisibly, preserving the building's historic integrity while reducing operating costs. Few legacy properties offer this level of sustainable performance. Emerson stands out as a rare example of environmental stewardship within a preserved architectural envelope—positioned to meet both the operational and ESG goals of forward-looking users or investors. With rising demand for efficient, adaptive reuse properties in Denver's core, Emerson offers both timeless character and long-term practicality.

Historic Significance

Constructed in 1885, the Emerson School stands as the oldest remaining school building designed by renowned architect Robert Roeschlaub, Colorado's first licensed architect and a key figure in shaping the built environment of early Denver. A Civil War veteran turned civic visionary, Roeschlaub played a defining role in the region's architectural identity, with notable works including Trinity United Methodist Church, the Chamberlin Observatory at the University of Denver, and the Central City Opera House. The Emerson School is a testament to his legacy in educational design, incorporating refined brickwork, symmetrical massing, and a thoughtful layout that served both function and form. One of its most unique features is a sundial mounted on the building's exterior—a rare and forward-thinking detail intended to encourage student punctuality in an era before widespread personal timekeeping. The building's continued presence is not only a tribute to Roeschlaub's vision but a rare opportunity for preservation-minded developers and institutions to steward a meaningful part of Denver's civic history. Its charm, location, and scale offer a remarkable canvas for adaptive reuse while honoring the enduring character that has defined the site for nearly a century and a half.

AERIAL LOOKING NW

DOWNTOWN DENVER

SITE

DOWNTOWN DENVER

BROADWAY

PARK AVENUE



COLFAX AVENUE



MOREY

MIDDLE SCHOOL

13TH AVENUE

GOLDEN TRIANGLE



WEST HIGH SCHOOL



CHEESMAN PARK



CONGRESS PARK



8TH AVENUE

SPEER BLVD



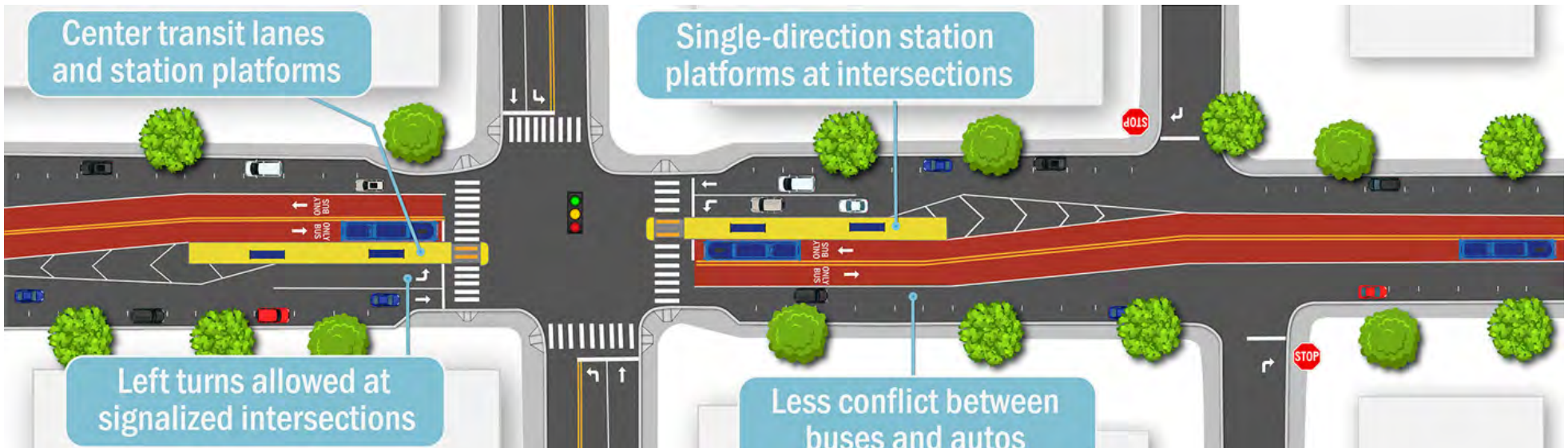
CLARKSON STREET



6TH AVENUE



EAST COLFAX BRT PROJECT – HOW IT WORKS



Phase 2 (north side) along Washington→Marion—including our frontage—is underway now and targeted to wrap late 2025; only routine punch-list work follows.



Colfax BRT — Segment 1 (Broadway→Williams): Phase 1 (south side) at 1201 E Colfax is complete (Summer 2025).

AREA DEMOGRAPHICS

| Radius | 1 Mile | 2 Mile | 3 Mile | Radius | 1 Mile | 2 Mile | 3 Mile |
|----------------------------------|-----------------|------------------|------------------|--|--------|--------|---------|
| Population: | | | | 2024 Households by Household Inc: | | | |
| 2029 Projection | 54,166 | 149,778 | 241,959 | <\$25,000 | 6,026 | 14,412 | 20,229 |
| 2024 Estimate | 53,184 | 146,876 | 237,119 | \$25,000 - \$50,000 | 5,608 | 11,350 | 16,163 |
| 2010 Census | 51,773 | 141,965 | 228,384 | \$50,000 - \$75,000 | 5,528 | 13,241 | 19,142 |
| Growth 2024-2029 | 1.85% | 1.98% | 2.04% | \$75,000 - \$100,000 | 3,969 | 9,949 | 14,295 |
| Growth 2020-2024 | 2.73% | 3.46% | 3.82% | \$100,000 - \$125,000 | 2,692 | 7,195 | 10,860 |
| Median Age | 35.40 | 35.80 | 36.00 | \$125,000 - \$150,000 | 2,748 | 7,774 | 11,826 |
| Average Age | 37.70 | 37.90 | 37.90 | \$150,000 - \$200,000 | 3,694 | 9,117 | 13,920 |
| | | | | \$200,000+ | 3,374 | 12,023 | 20,832 |
| 2024 Population by Race: | | | | 2024 Population by Education: | | | |
| White | 40,068 | 108,805 | 170,821 | Some High School, No Diploma | 1,224 | 4,707 | 10,061 |
| Black | 3,674 | 9,727 | 15,279 | High School Grad (Incl Equivalency) | 4,807 | 11,461 | 18,639 |
| Am. Indian & Alaskan | 351 | 1,046 | 1,939 | Some College, No Degree | 8,580 | 22,056 | 32,918 |
| Asian | 1,525 | 4,589 | 6,981 | Associate Degree | 3,922 | 10,296 | 15,185 |
| Hawaiian & Pacific Island | 17 | 58 | 82 | Bachelor Degree | 18,779 | 51,022 | 77,555 |
| Other | 7,550 | 22,651 | 42,017 | Advanced Degree | 11,076 | 30,385 | 48,548 |
| Hispanic Origin | 7,260 | 22,163 | 42,783 | 2024 Population by Occupation | | | |
| U.S. Armed Forces: | 15 | 113 | 169 | Real Estate & Finance | 3,490 | 9,467 | 15,846 |
| Households: | | | | Professional & Management | 32,829 | 89,320 | 136,031 |
| 2029 Projection | 34,236 | 86,775 | 129,896 | Public Administration | 1,353 | 3,827 | 5,504 |
| 2024 Estimate | 33,640 | 85,061 | 127,268 | Education & Health | 8,083 | 21,166 | 32,540 |
| 2010 Census | 32,939 | 82,191 | 122,670 | Services | 4,466 | 11,831 | 18,666 |
| Growth 2024-2029 | 1.77% | 2.02% | 2.06% | Information | 1,462 | 3,678 | 5,635 |
| Growth 2020-2024 | 2.13% | 3.49% | 3.75% | Sales | 6,265 | 16,194 | 25,915 |
| Owner Occupied | 7,230 | 23,738 | 43,308 | Transportation | 2,691 | 6,608 | 9,790 |
| Renter Occupied | 25,113 | 61,526 | 84,251 | Retail | 2,780 | 6,895 | 10,711 |
| 2024 Avg Household Income | \$99,702 | \$111,793 | \$118,257 | Wholesale | 1,108 | 2,280 | 3,864 |
| 2024 Med Household Income | \$73,461 | \$83,864 | \$89,164 | Manufacturing | 1,819 | 5,254 | 8,119 |
| | | | | Production | 1,755 | 4,726 | 7,499 |
| | | | | Construction | 1,070 | 3,467 | 5,569 |
| | | | | Utilities | 1,241 | 3,707 | 5,642 |
| | | | | Agriculture & Mining | 266 | 876 | 1,533 |
| | | | | Farming, Fishing, Forestry | 86 | 223 | 351 |
| | | | | Other Services | 2,169 | 4,679 | 7,835 |



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