

**2413
Washington**

MIXED USE BUILDING FOR SALE

Owner occupant or investment

2413 N Washington St. Denver, CO 80205



Michelle Glass | Senior Real Estate Broker
720.780.7257 | MichelleDirect@kw.com

Tanerra Shields | Director of Operations
720.575.2870 | TanerraShields@kw.com

2413
Washington

2413 N WASHINGTON ST. DENVER, CO 80205

SALE PRICE: \$1,800,000



Visit 2413Washington.com for more details! Step into the heart of Denver's historic Five Points district with this rare mixed-use opportunity. The Triangle Building at 2413 N Washington St offers 7,056 SF across two levels of character-filled space, ideal for office, retail, or residential conversion under the highly flexible C-MX-5 zoning. Attractive seller-financing at 4% interest-only, investors and owner-users can immediately leverage favorable capital terms to reposition the property for substantial upside. Located minutes from Downtown Denver and surrounded by new multifamily and retail growth, this property is ideal for creative office, boutique retail, or residential redevelopment. The property is currently vacant and ready for repositioning—perfect for an owner-user, investor, or developer looking to add value in one of Denver's most revitalized neighborhoods.

PROPERTY HIGHLIGHTS

Building Type | Office

Building Size | 7,056 Total

Parking Lot | 4 Parking Spaces

1 Building | 10 Total Units

Year Built | 1961

Lot Size | 6,273 SF

Zoning | C-MX-5



2413
Washington

BUILDING FEATURES AND POTENTIAL USES

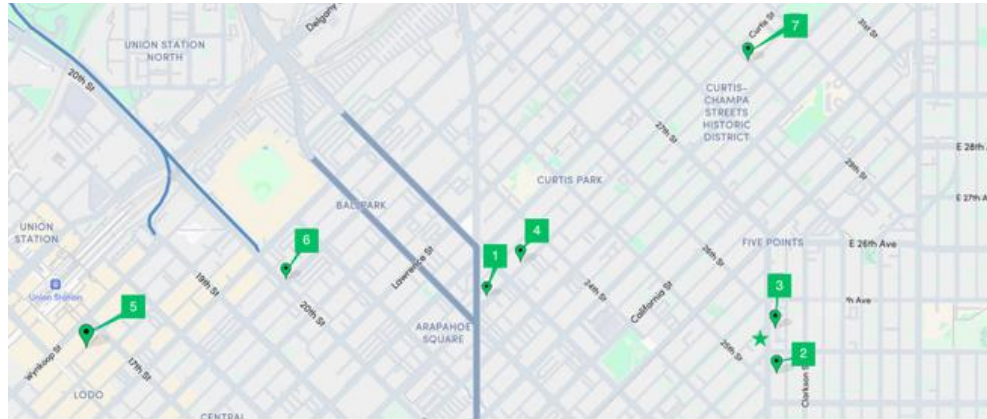


- **Attractive Seller Financing:** 4% interest-only, 3-year balloon, 30% down.
- **Flexible C-MX-5 Zoning:** Office, Retail, Residential or Live/Work.
- **Value Add Opportunity!** Rapidly Developing Corridor of new multifamily and retail!
- **2-Story Brick Structure:** 7,056 SF on 6,250 SF lot.
- **Walk to Welton Street Shops & Light Rail – Minutes to Downtown.**
- **Owner-User or Investment Play –** Occupy a portion of the building for your own practice or creative studio and lease the other to offset mortgage payments.
- **High Walk Score (97) | Vibrant Historic Character | Urban Connectivity.**



**2413
Washington**

COMPARABLE SALES



#	Property	Sold Date	Price	Rentable SF	\$/SF	Year Built
SUB	2413 N Washington St. Denver, CO 80205		\$2,000,000	6,774	\$295.25	1961
1	2243 Curtis St. Denver, CO 80205	9/1/2023	\$1,150,000	3,062	\$357.57	1966
2	700 E 24th Ave. Denver, CO 80205	6/1/2023	\$3,153,116	10,324	\$305.42	1958
3	2444 Washington St. Denver, CO 80205	6/21/2023	\$2,600,000	9,848	\$264.01	1880
4	2347-2353 Curtis St. Denver, CO 80205	2/20/2025	\$2,560,000	8,000	\$320.00	1960
5	1660 17th St. Denver, CO 80205	3/27/2025	\$3,400,000	7,804	\$435.67	1910
6	2009 Market St. Denver, CO 80205	Active	\$2,500,000	6,595	\$379.00	1886
7	929 29th St. Denver, CO 80205	Active	\$1,850,000	6,624	\$297.24	1885

2413
Washington

2413 N WASHINGTON ST. DENVER, CO 80205



FLOOR PLAN | MAIN LEVEL



FLOOR PLAN | UPSTAIRS



LOCATION HIGHLIGHTS

- Arapahoe Square District with proximity to Downtown and RiNo commercial and restaurants
- Long-term development potential with 12+ Arapahoe Square Zoning
- Quick, easy access to Broadway, Park Ave I-25, I-70, RTD and Light Rail

FIVE POINTS NEIGHBORHOOD

Once known as the “Harlem of the West”, Five Points is one of Denver’s oldest and most diverse neighborhoods. Before turning into the residential hotspot it is today, Five Points was filled with warehouses and art studios. Now comprising of the three micro- neighborhoods, Ballpark, Curtis Park, and the River North (RiNo) District, many property owners have turned their attention to Five Points. Home to some of Denver’s most enticing and exciting food, the neighborhood is surely becoming one of the “hip” places to live in Metro Denver.

With ongoing development bringing improved sidewalks, additional bike lanes, and a new park to the district, Five Points has indeed attracted an influx of residents. Although Five Points has become much more residential in the past decade, the neighborhood still puts an emphasis on its prominent business and art districts. Today, historic Five Points’ vibrancy lives on in a fascinating fusion of old and new. Visitors can stop in at innovative coffeehouses and craft breweries, visit museums telling stories from the past, experience live music from all genres at independent music venues, or eat at beloved soul food and barbecue institutions. One thing is for certain in Five Points: no matter which block you explore, there is a story to tell.



Walk Score
97

Walker's Paradise
Daily errands do not require a car.



Transit Score
81

Excellent Transit
Transit is convenient for most trips



Bike Score
99

Biker's Paradis
Very flat, excellent bike lanes

DENVER NEIGHBORHOODS: FIVE POINTS

Five Points is one of Denver's most historic and culturally rich neighborhoods, often referred to as the "Harlem of the West" due to its deep ties to the city's African American community and jazz music history.

Established in the late 1800s, Five Points quickly became a thriving cultural hub, attracting a diverse population and becoming home to a vibrant jazz scene in the mid-20th century. Legends like Billie Holiday, Duke Ellington, and Louis Armstrong graced the stages of the neighborhood's iconic clubs, leaving a lasting legacy that still resonates today. The history of Five Points is woven into the fabric of Denver, and recent revitalization efforts are bringing renewed energy to this storied community.

Living in Five Points offers a dynamic blend of historic charm and modern urban life. The neighborhood's tree-lined streets are home to a mix of historic Victorian houses, modern townhomes, and sleek apartment complexes, making it an appealing option for a diverse range of residents. Five Points is known for its walkability, with trendy coffee shops, art galleries, restaurants, and breweries all within easy reach. Larimer Street, one of the neighborhood's main thoroughfares, connects Five Points to the nearby RiNo Art District, offering even more options for dining, entertainment, and nightlife.

Cultural attractions are at the heart of Five Points. The Black American West Museum and Heritage Center tells the often-overlooked stories of African American pioneers, while the Blair-Caldwell African American Research Library serves as a vital community resource and cultural hub.

DEMOGRAPHICS

TYPE	1 MILE	3 MILES
POPULATION	49,525	234,513
# OF HOUSEHOLDS	30,252	121,311
MEDIAN AGE	37.2	36.8
MEDIAN HH INCOME	\$85,351	\$77,680
DAYTIME EMPLOYEES	124,393	254,053

The neighborhood also hosts the annual Five Points Jazz Festival, a lively event that draws crowds from across the city to celebrate the neighborhood's musical heritage with live performances, food vendors, and local artisans.

Five Points is also in the midst of significant development and revitalization, with new businesses, parks, and public spaces enhancing the area's appeal. While the neighborhood retains much of its historical character, new developments are transforming once-industrial areas into vibrant mixed-use spaces that cater to the growing population. The light rail runs directly through Five Points, making it easy for residents to commute to downtown Denver and other parts of the city.

As it continues to evolve, Five Points remains a neighborhood that honors its rich past while embracing change. Its blend of historic significance, cultural vibrancy, and urban convenience makes it one of Denver's most unique and sought-after communities. Whether you're drawn to its storied history, artistic flair, or central location, Five Points offers a distinct urban experience with a deep sense of community and culture.

TRAFFIC COUNTS

TYPE	CROSS STREET	CARS/DAY	DISTANCE
BROADWAY	CHAMPA ST S	18,032	0.01 mi
CHAMPA ST	BROADWAY SW	9,520	0.01 mi
22ND ST	CHAMPA ST NW	7,359	0.04 mi
CHAMPA ST	21ST ST SW	5,574	0.05 mi
BROADWAY	CHAMPA ST N	26,795	0.05 mi
CHAMPA ST	21ST ST SW	5,581	0.06 mi
CURTIS ST	21ST ST SW	3,962	0.06 mi
CURTIS ST	21ST ST SW	4,000	0.06 mi
CHAMPA ST	23RD ST NE	5,768	0.08 mi
STOUT ST	21ST ST SW	4,257	0.08 mi

2025 ECONOMIC OVERVIEW

710,800
POPULATION

\$574K
MEDIAN HOME PRICE

474,978
OF EMPLOYEES



DENVER COLORADO 2025 ECONOMIC OVERVIEW

Denver's commercial real estate market is set for a positive outlook in 2025, bolstered by a low retail availability rate, minimal new construction, and a resilient consumer base. While concerns over economic softness and slower population growth linger, retail and industrial sectors are performing well, with industrial remaining a standout due to strong demand from e-commerce and logistics.

Construction activity remains subdued, with most new projects being freestanding build-to-suits. Retail inventory has grown slowly, helping restore balance in the market. The outlook for multifamily and retail is also favorable, though both sectors face some vulnerabilities. In the office market, vacancy rates are beginning to moderate in some areas.

Key trends for 2025 include increased office leasing without significant rent reductions, stabilized construction costs as inflation cools, and continued downtown revitalization. Owner-user building purchases are expected to rise, and the industrial sector is poised for continued strength. Despite challenges like climate change concerns and interest rate uncertainty, opportunities in affordable housing and public-private partnerships present significant growth potential.

ECONOMIC & JOB GROWTH
#1
AREA DEVELOPMENT

ECONOMIC RANKING
#1
U.S. NEWS

BEST PLACES TO LIVE
#2
U.S. NEWS & WORLD REPORT

HEALTHIEST CITY
#3
FORBES

BEST CITY FOR GRADS
#3
RENT.COM

BEST PLACE TO WORK
#4
FORBES

FASTEST GROWING METRO
#6
FORBES

BEST PLACE TO TRAVEL
TOP 10
LONELY PLANET

DENVER DEVELOPMENT



In Downtown Denver, recent completed or currently under construction development projects include the 16th Street Mall reconstruction, the Larimer Bridge replacement with streetscaping improvements, the Downtown Rail Reconstruction Project focusing on key intersections, and various bicycle connection projects like the 15th Street Bicycle Connection and Bannock Street Bikeway. Future projects to expand the downtown area include a 55-acre mixed use development plan using the parking lots around Ball Arena, a 62-acre master-planned mixed-use community known as the River Mile, and other developments including more than 1,000 hotel rooms, 5,000 residential units, 2.5 million square feet of office space, and a large condominium development.

16th Street Mall Project: A major ongoing project to revitalize the 16th Street Mall with improved infrastructure and pedestrian experience.

Downtown Rail Reconstruction: RTD's project to reconstruct light rail tracks and infrastructure at key downtown intersections, with phase one recently finished.

KSE-Ball Arena Redevelopment: The 55-acre KSE-Ball Arena project proposes between 10 to 12 million square feet of mixed-use, office, retail, and residential space. The project will replace existing land currently used as parking lots and will better connect Ball Arena to Lower Downtown Denver, Auraria Campus, and the future River Mile development.

The River Mile: A new, urban mixed-use neighborhood to be built along a one-mile stretch of the South Platte River between Speer Blvd and Auraria Pkwy. Adjacent to two transit stations and the birthplace of the city, the plan calls for a bike and pedestrian-oriented public realm, new waterfront parks and public spaces, and the continued restoration of the South Platte River.

Downtown Development Authority (DDA) Expansion: The DDA will be expanded to include the Central Business District, Union Station, and part of North Capitol Hill. The expansion is expected to make over \$500 million available for investment in 2025. The DDA will use public investments to create a thriving downtown and accelerate economic growth.

DENVER EMPLOYERS

2413
Washington

PUBLIC TRANSPORTATION

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

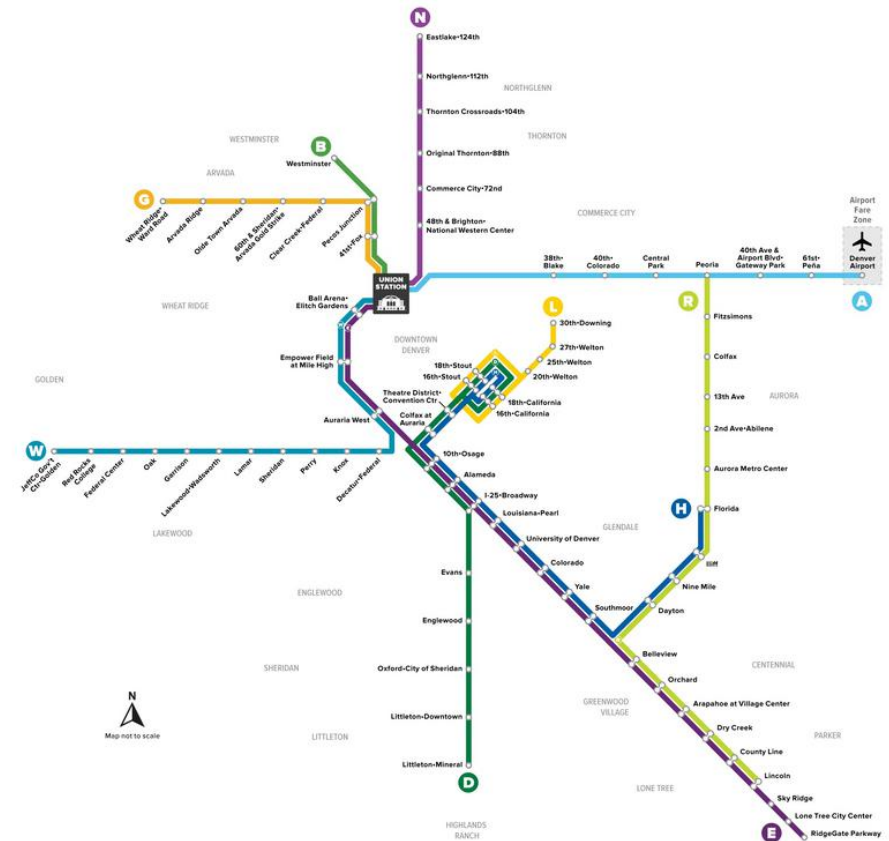
Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- ✓ Arrow Electronics
- ✓ DISH Network
- ✓ Qurate Retail
- ✓ Ball
- ✓ DaVita
- ✓ FV
- ✓ Newmont
- ✓ Liberty Media
- ✓ DCP Midstream
- ✓ Ovintiv



TRAIN LINES



STANDARD FARES

3-hour Pass	\$2.75
Day Pass	\$5.50
Anytime Day Pass	\$5.50
Monthly Pass	\$55.00

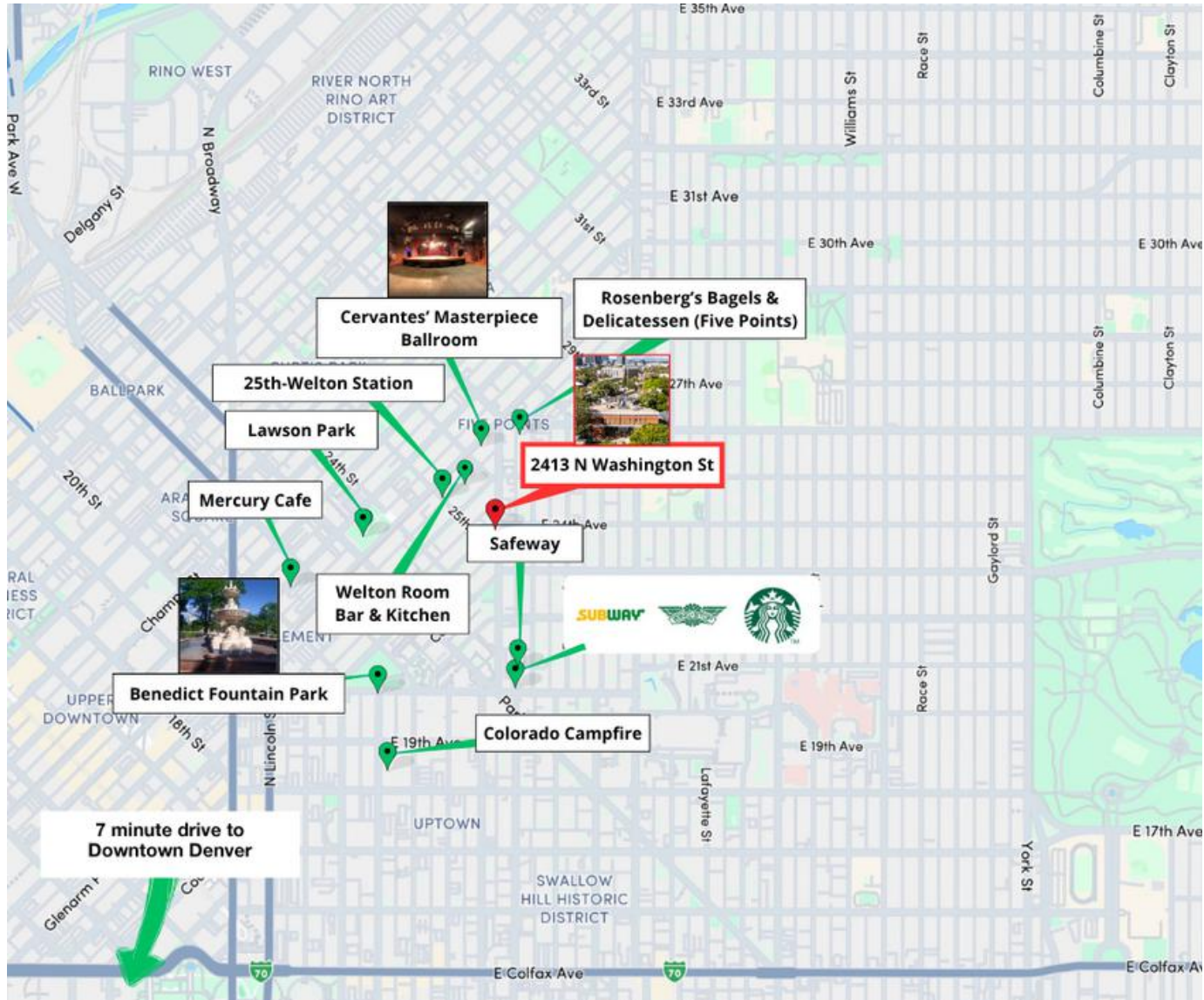
DISCOUNT FARES

2-hour Pass	\$1.35
Day Pass	\$2.75
Anytime Day Pass	\$2.75
Monthly Pass	\$27.50

With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides

NEIGHBORHOOD ATTRACTIONS



CONFIDENTIALITY & DISCLAIMER

This information has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial & residential real estate projects, developments, and investments.

Keller Williams Integrity & Glass Properties Group recommends that you, as a potential buyer/investor, should perform your own independent examination and inspection of the property and perform due diligence. All of the information provided here related to the property is deemed reliable but not guaranteed.

By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements, or information provided by Michelle Glass, Keller Williams Integrity or its brokers. This Offering Memorandum and the contents are intended to remain confidential except for such information in the public domain or otherwise available to the public.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

2413
Washington

BROKERAGE TEAM



**MICHELLE
GLASS**

Senior Real Estate Broker
720.780.7257
MichelleDirect@kw.com



**TANERRA
SHIELDS**

Director of Operations
720.575.2870
TanerraShields@kw.com





2413 Washington

Michelle Glass | Senior Real Estate Broker
720.780.7257 | MichelleDirect@kw.com

Tanerra Shields | Director of Operations
720.575.2870 | TanerraShields@kw.com

