

Neighborhood Retail Overview Ballpark/Curtis Park/Five Points



Demographics

Residential:

Population:	8,490
Households:	3,853
Male:	51.3%
Female:	48.7%
Children <18:	1,898
Median Age:	27.4
Median Income:	\$24,514

*This is a remarkably diverse neighborhood. Approximately 30% of the residents are African-American, 30% are Latino, and 40% are white.

Workforce:

# of Companies:	532
# of Employees:	8,800

Housing

This area's housing mix is wide ranging: single story duplexes stand next door to recently renovated grand Victorian mansions; flat-roofed rowhouses next to classic, two-story Denver Square brick houses, and Queen Anne-style houses with second floor porches. There are three designated historic districts in the neighborhood: Clements, San Rafael and Glenarm Place.

Existing Housing

2245 Blake-2245 Blake Street 2001	14
Bag Factory Lofts* - 2715 Blake St. 2003	9
Ballpark Lofts* - 24th & Blake 2002	355
Bayly - 2000 Arapahoe Street 1994	26
Blake St. Lofts - 2560 Blake 2001	19
Burlington Hotel* -23rd & Larimer 1998	38
Clocktower Lofts* - 2500 Broadway 2002	37
Curtis Park Homes- 3432 Blake 2004	24
Curtis Park Homes - 2320 Glenarm 2004	19
Denver Rock Drill Works - E. 39th & Williams 2001	30
Electric Lofts - 2134 Curtis St. 2003	8
Fish Factory Lofts - 2400 Broadway 1998	7
Fire Clay Lofts* - 3101-3265 Blake 2002 (27 in 2003)	80
Jefferson at City Gate* - 29th & Brighton 2004	241
Paris Hotel-21st & Arapahoe Street 1996	37
Queen City Lofts - 2258 Larimer St. 1997	3
Silver State Lofts* - 2441 Broadway 2002	39
Silver Square* -3309 Blake Street 1987 comp,1996 condo	65

Skylofts-2020 Arapahoe Street 1996	17
Stadium Lofts-23rd & Blake Streets 1995	48
The Avery Apartments* - 2514 Champa St. 1995	23
Brownstone Flats at Stout - 2399 Stout 2003	10
Champa Square* 2319-2345 Champa 2002	53
Villages at Curtis Park I* -29th & Lawrence 2003	30
Villages at Curtis Park II* -27th & Arapahoe 2003	125
Villages at Curtis Park II* -27th - 29th & Arapahoe 2004	68
Ellington - 2422 Tremont Dr. 2002	16
Fem Hall* - 2715 Welton Street 2001	6
2401 Glenarm Place-2401 Glenarm Five Points 1997	16
Lofts at Downing St Station* 29th Ave 2003	33
Off Broadway Lofts* - 2135 Stout St. 2002	81
Park Avenue West* 827-37 Park Ave. 2003	122
Peerless* - 24th & Champa 2002	12
The Point* 2550 Washington St. 2003	68
Welton Urban Living* - 24th & Welton 2002	10
Kinneavy Terrace - 2700 14th Stout Street 1997	14
Totals:	1,770

* = projects containing affordable units

Under Construction Housing

Units Under Construction: 590

Retail Information

An important commercial corridor in the Ballpark neighborhood is North Larimer Street. From 20th Street all the way to the northern edge of Downtown, Larimer Street offers a unique mix of buildings and tenants--pawn shops, jazz clubs, bars, antique shops, art framers, galleries, brewpubs, authentic Mexican restaurants, small office tenants and more. Five Points is more widely known as the busy retail, restaurant and services corridor on Welton Street, which bustles with 75 businesses, including restaurants, cafes, boutique shops, barber shops, salons and other retailers. A bank, radio station, bottled water distributor and a busy Denver motor vehicle licensing office are other tenants. Welton Street is the only predominantly African-American owned commercial strip in the country.

Office Market

Curtis Park's landmarks include the Denver Enterprise Center, an innovative small-business incubator that utilizes the labor force from the surrounding neighborhood; the Women's Bean Project, an entrepreneurial business and job skills program for low-income women; and Sacred Heart, Denver's oldest Catholic parish whose church recently completed significant renovations. The average office rental rate is \$16.58/SF and the occupancy for the area is 86% as of mid-year 2004.

Neighborhood Profile

These neighborhoods lie to the north of Downtown Denver. The southern end of the neighborhood is anchored by Coors Field. The boundary also stretches almost 20 blocks to the north from 20th Street, into a section of Downtown that is still very much a functioning warehouse and light industry district. An increasing number of those warehouses are being renovated into loft projects. Area cultural events and amenities include; the Ballpark Market, Juneteenth celebration, the AT&T LoDo Music Festival, the Black American West Museum, Five Points Media Center, Roundtree Art Center and the Cleo Parker Robinson Dance Ensemble studios.

Neighborhood Key Contacts

Five Points Business Association: 303.293.2223

Ballpark Neighborhood Association: 303-291-0245