

# WEST COLFAX: AN AVENUE OF OPPORTUNITY



New restaurants, offices, a draft house and a cinema. Diverse older neighborhoods and new city homes for young professionals and families. Rich cultural history connected to Downtown energy just a light rail stop away. More than \$550 million in sustainable development and public improvements. This is West Colfax today – an Avenue of Opportunity.

## DENVER'S HOTTEST ZIP CODE

West Colfax is in the center of Denver's 80204 zip code, where home sale prices increased 27.5% from 2012 to 2013 to an average price of \$237,027. A projected 1,300 new apartments and townhomes are in the pipeline near West Colfax today, attracting Millennials and young families.

## DEMOGRAPHICS

Our quiet neighborhoods are close to classic Sloan's Lake, walking paths, four light rail stations and new retail and cultural amenities. Crime is down 43% since 2006. A diverse mix of singles, families and seniors enjoy the sustainable lifestyle offered here. Cars are optional.

## MAJOR CONSUMER PROFILES WITHIN A 10-MINUTE DRIVE:

Metro Renters	Metropolitans	Industrious Urban Fringe	Old & Newcomers	Main Street USA
28.8% of households	14.4% of households	11.7% of households	6.6% of households	6.6% of households
Young, well-educated singles	Gen Xers, retirees	Young working families	Singles in transition	2/3 families 1/3 singles
Median age 33.8	Median age 37.2	Median age 29	20s or over 75	Median age 36
Median HHI \$50,400	Median HHI \$55,500	Median HHI \$39,000	Median HHI \$40,400	Median HHI \$50,400
Renters	2/3 own homes	2/3 own homes	2/3 rent homes	2/3 own homes

Source: ESRI Community Tapestry, 2013





**“WEST COLFAX IS IN ONE OF THE NATION’S TOP ZIP CODES FOR HOME FLIPPING FOR HIPSTERS”**  
SOURCE: REALTYTRAC

**RETAIL OPPORTUNITIES**

Market research indicates strong demand for neighborhood services, including those supporting the healthy lifestyle preferred by existing and future residents.

**FEATURED PROJECTS**

**SLOANS**

- Former 19-acre St. Anthony’s Hospital campus
- \$500 million mixed-use redevelopment
- LEED-ND
- 800-1,200 residential units
- 75-150,000 sq ft commercial space
- [www.sloansdenver.com](http://www.sloansdenver.com)



**MILE HI VISTA**

- 2 acre, \$32 million transit-oriented development
- 28,000 sq. ft. public library
- 80 affordably priced apartments, LEED-Platinum; Avondale Apartments pictured left
- 14,000 sq. ft. commercial space



**FRAMEWORK AT SLOAN’S LAKE**

- 28-unit, LEED for homes, townhomes
- 2, 3 and 4 bedrooms from the \$400s
- [www.frameworkdenver.com](http://www.frameworkdenver.com)



**BUSINESS SUPPORT**

The West Colfax BID promotes business expansion, investment and development.

- Economic development and transportation investments
- Marketing, networking, events
- Advocacy
- Sustainability initiatives
- Financial counseling and loan funding

**TRANSPORTATION & PARKING**

- \$22 million in public improvements since 2010
- District wayfinding system
- 30,300 vehicles per day on West Colfax between Federal and Sheridan Boulevards
- Free on-street parking
- 4 RTD Light Rail Stations



**MORE INFORMATION**  
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**EXPLORE WEST COLFAX, OLD AND NEW, WITH OUR NEW MOBILE APP!**