

2420 Alcott Street

Presented by Les Pfenning and Josh Jackson



Own the Land
Use the Building
Capture the Upside

Property Overview

2420 Alcott Street

Price	\$3,295,000
Site	±0.511 Acres (±22,276 SF)
Building	±8,795 SF Three Levels Reinforced Concrete
Zoning	C-MX-12 - Up to 12 Stories, Mixed-Use By Right
Condition	Turnkey - HVAC & Roof Replaced 2022
Parking	±30 On-Site Spaces (±3.41/1,000 SF)
Taxes	\$50,872 (Combined Parcels)
Year Built	1974 (Architect: Cab Childress)

Two Ways to Own this Property

1. Use it Now

Occupy a turnkey, ±8,795 SF building with new mechanicals, skyline views, and 30 parking spaces in one of Denver's most dynamic corridors. Move your business in and let the value grow around you.

Ideal for: professional services, creative studios, architecture/design firms, tech operations, and owner-occupiers who want identity, presence, and long-term real estate equity.

2. Develop It

Half an acre zoned C-MX-12 - by right up to 12 stories of mixed-use. Concept Review filed with the City of Denver. Seven departments cleared. Surrounded by institutional capital already building.

Ideal for: developers, land investors, and owner-users who want to control the timing of a future redevelopment while income or business operations reduce carrying costs.

The Building

Designed in 1974 by Denver architect Cab Childress, 2420 Alcott Street was built to last - reinforced concrete frame, insulated masonry walls, wide structural spans that allow almost any interior reconfiguration. The current owner replaced the HVAC and roof in 2022.

The interiors are clean, light-filled, and configured for a wide range of professional uses. For a business owner, this is the rare opportunity to stop paying rent in a corridor where rents are rising - and instead build equity in a site whose underlying land value is only going up.

First Floor - 3,647 SF

- Large open floor plate - ideal for operations, showroom, or collaborative workspace
- Ground-level entry and reception
- Direct access to surface parking lot

Second Floor - ±2,574 SF

- Private offices, conference rooms, and support spaces
- Multiple configurations for professional services or studio use

Who Belongs Here

- Architecture, design, or creative studio
- Technology or research operation
- Professional services headquarters
- Marketing, media, or content production
- Engineering or construction company
- Any owner who wants skyline presence at the western edge of downtown

Third Floor - ±2,574 SF

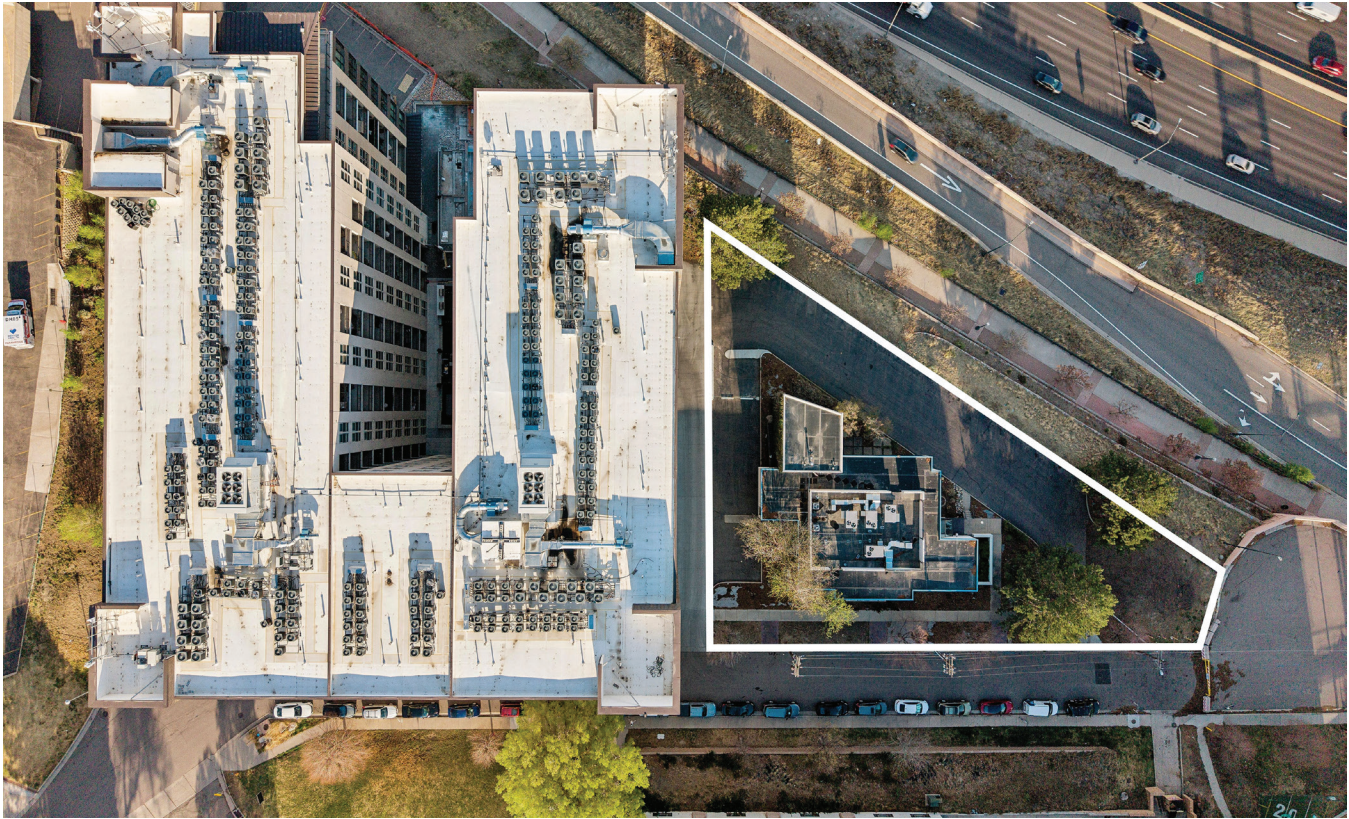
- Panoramic skyline-view conference room
- Curtain wall glazing with unobstructed downtown Denver views
- Premium space for client-facing operations or executive use

Site & Parking

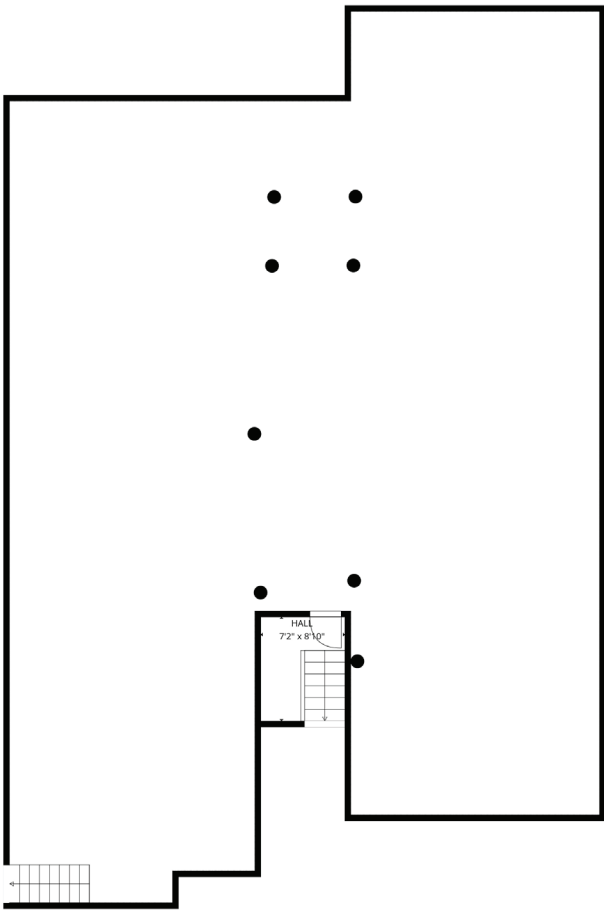
- ±30 dedicated surface parking spaces
- Parking ratio of 3.41/1,000 SF - exceptional for this location
- I-25 frontage with direct highway access

Location for Day-to-Day Use

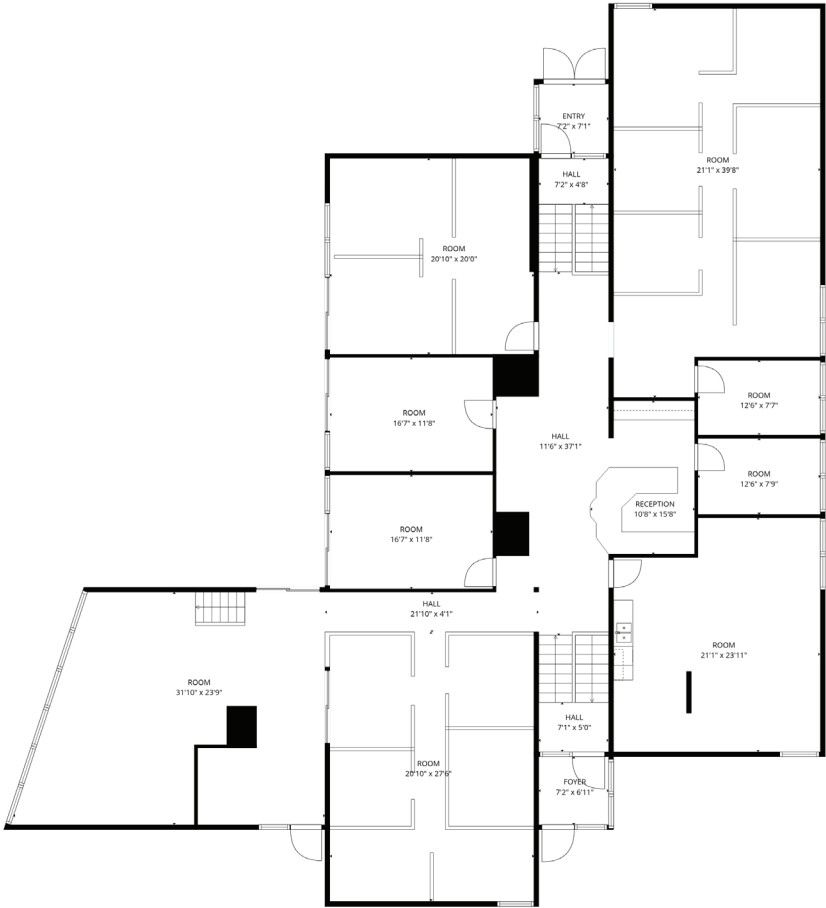
One block from I-25 with immediate highway access. Walkable to LoHi's restaurants, coffee, and retail along 32nd Avenue. The 16th Street Mall and Downtown CBD are minutes away by car. Denver's light rail network is accessible via the nearby Federal/Decatur station corridor.



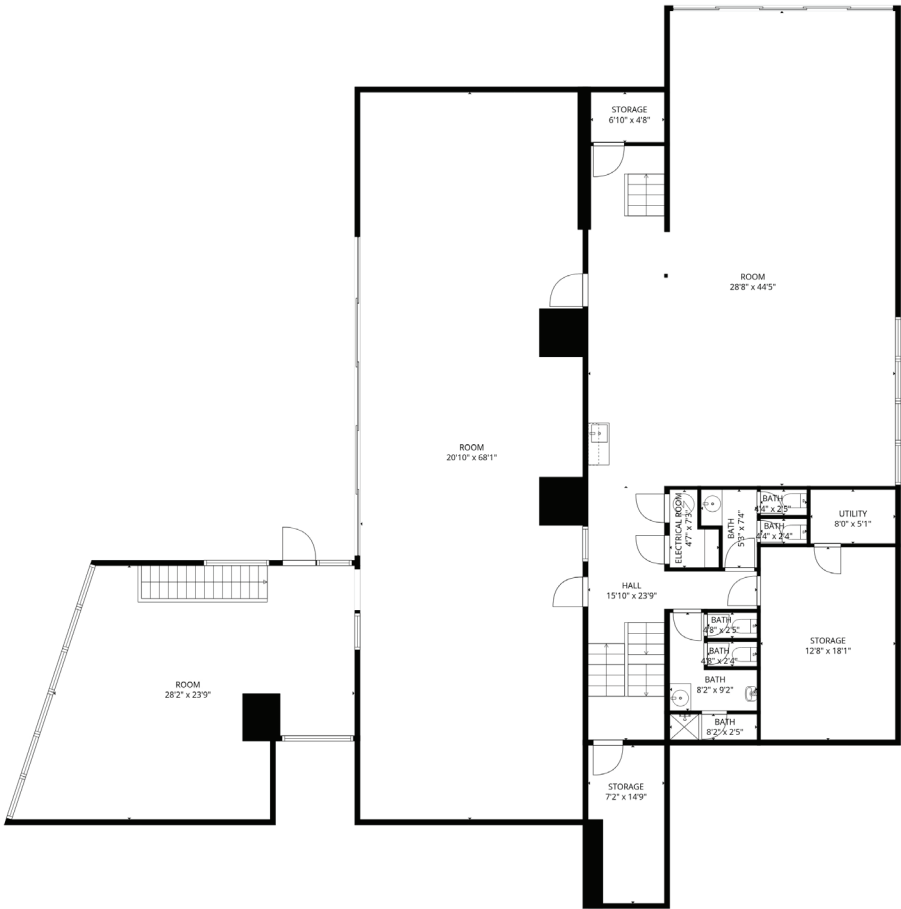
Basement



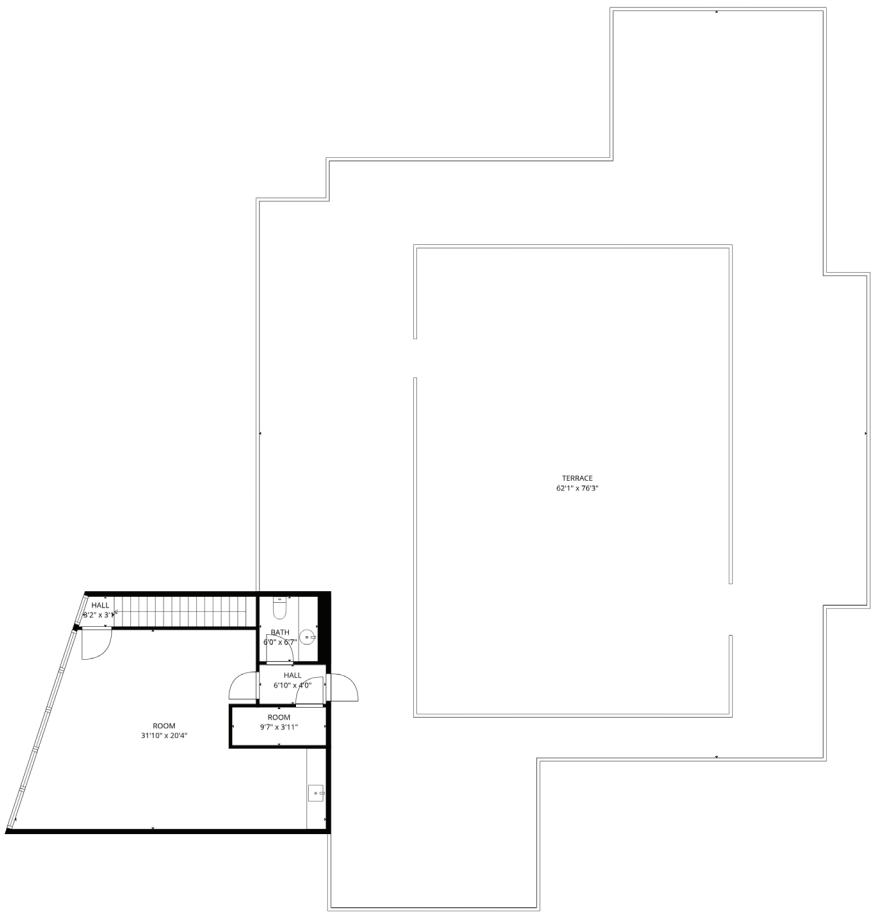
2nd Floor



1st Floor



3rd Floor



The Land

Most buyers will look at 2420 Alcott Street and see a mid-century office building with good bones. That is not what this is. This is a 0.511-acre C-MX-12 entitled parcel, one block off the I-25 corridor, with permanent unobstructed views of the downtown Denver skyline, walkable to LoHi, and sitting inside one of the most actively transforming residential submarkets in the city.

The land is the product. The building is the bridge.

Zoning and Development Envelope

Zoning	C-MX-12 - Commercial Mixed-Use
By-Right Height	Up to 12 stories
Potential Additional Height	Via Denver's Expanding Housing Affordability (EHA) framework with on-site affordable units
Concept Program	12-story, 162-unit residential over podium parking with ground-floor commercial
Concept Review Filed	Project No. 2024PM0000048 - First review comments returned April 9, 2024
Departments Cleared	DOTI Transportation, CCD Survey, CCD Fire, Denver Water, Xcel Energy, Environmental Health, DODR / Parks Planning

Remaining Entitlement Items

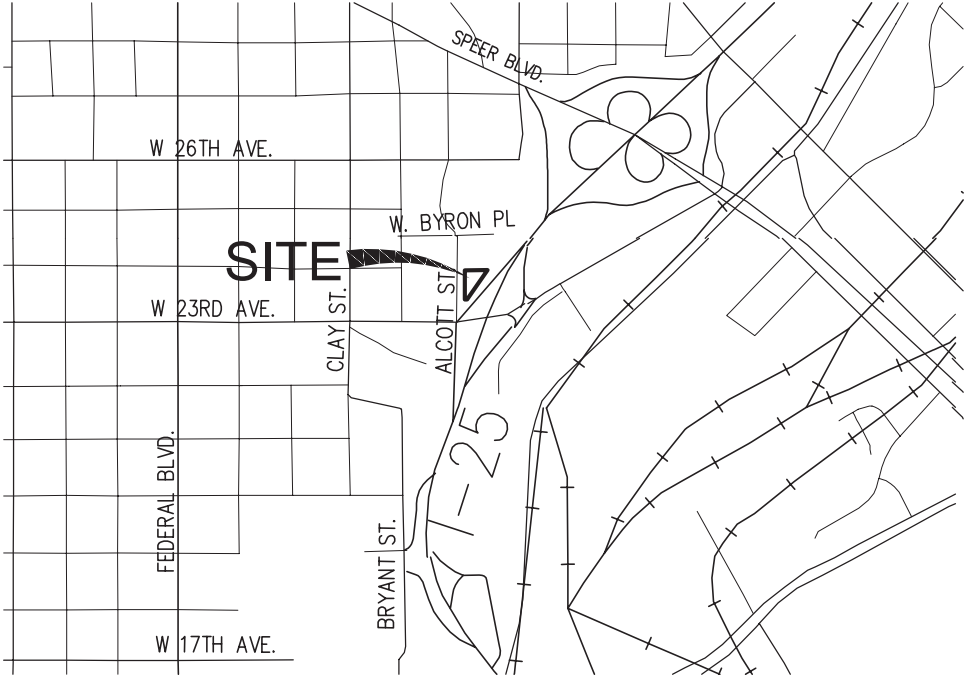
The site is not fully entitled. Four items remain open for the next owner to advance:

- CCD Zoning - formal rezoning required prior to SDP submittal
- CCD Wastewater - storm drain coordination
- CCD Forestry - ROW tree protection
- EHA Compliance - affordable housing pathway (may also unlock additional height incentives)

At closing, the seller will provide all concept documentation, City of Denver correspondence, and contact information for every consultant involved - materially shortening the next owner's runway from acquisition to SDP submittal.

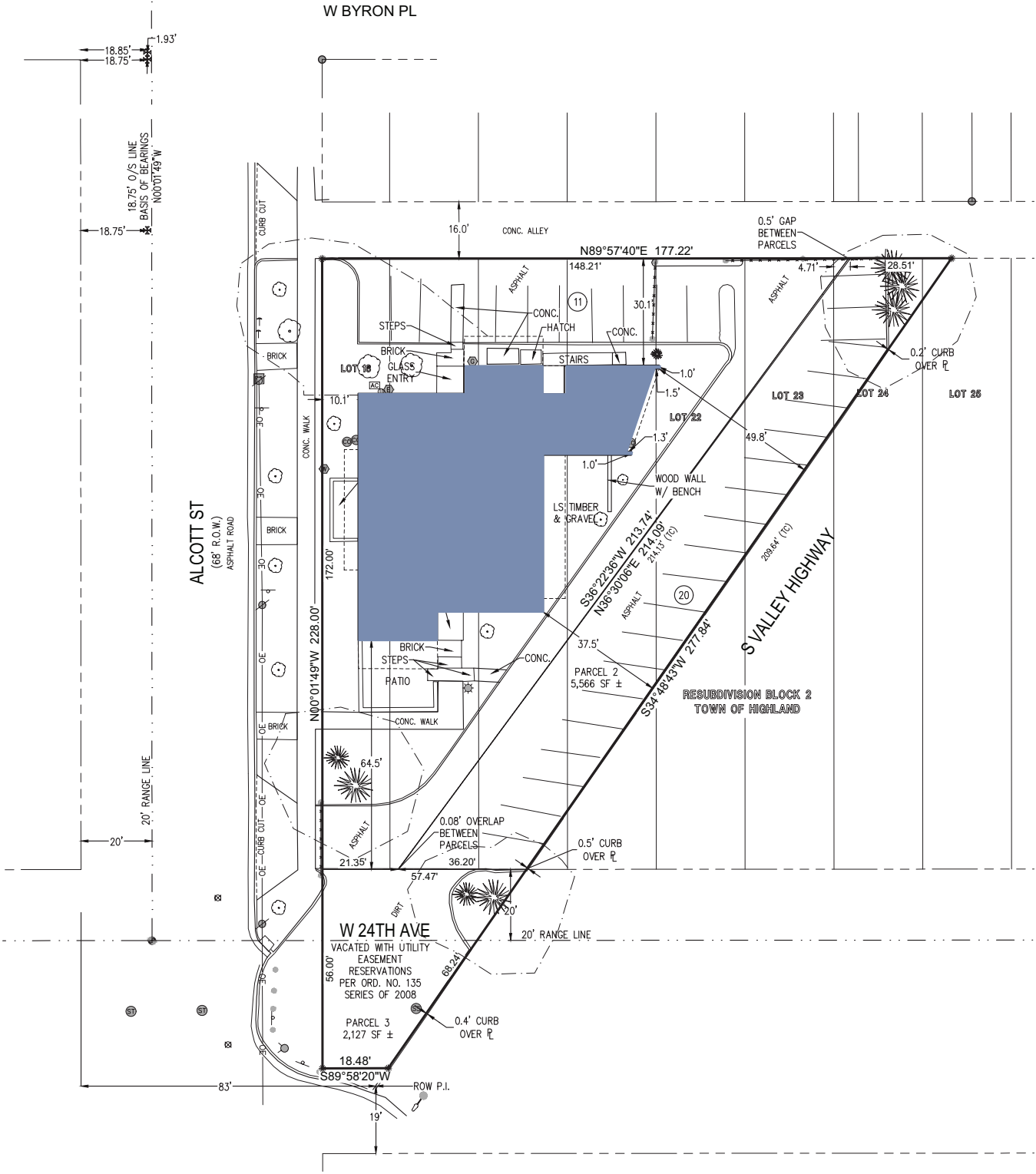
West Elevation | View from Alcott





LEGEND

- FOUND RANGE POINT
2" ALUM. ROCK CAP PLS 38162
- SET #5 X 18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162 OR NAIL W/ 1" BRASS TAG PLS 38162
- FOUND CHISELED CROSS
- FOUND #5 REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
- SIGN
- UTILITY POLE
- ELECTRIC METER
- OUTLET
- GUY WIRE
- LIGHT POLE
- WATER METER
- WATER VALVE
- GAS METER
- BOLLARD
- CLEAN OUT
- PARKING SPACE COUNT
- AC UNIT
- OE OVERHEAD UTILITY LINE
- BUILDING OVERHANG
- ***** CHAIN BARRIER
- CONIFEROUS TREE
- DECIDUOUS TREE
- APPROX. TREE DRIP LINE



Four Catalysts. One Corridor.

2420 Alcott Street sits within one mile of three of the largest urban redevelopment projects in Denver’s history - a concentration of institutional capital, public investment, and demand-driving activation that no other submarket in the city can match right now.

The Four Catalysts Within One Mile

River Mile / Elitch Gardens

The 62-acre River Mile redevelopment - replacing Elitch Gardens along the South Platte River - is one of the largest mixed-use urban projects in Colorado history. Thousands of residential units, office, retail, and public river access are planned for a site directly south of Jefferson Park. This transformation will fundamentally reshape the demand and character of the surrounding blocks.

Ball Arena District

Kroenke Sports & Entertainment’s redevelopment of the Ball Arena site into a major mixed-use district - retail, hospitality, entertainment, and residential - adds a permanent activation anchor immediately east of the I-25 corridor. The project brings year-round foot traffic and economic density to a corridor that connects directly to Jefferson Park.

Denver Women’s Soccer Stadium

Denver’s new NWSL franchise is planning a purpose-built stadium in the greater Sunnyside / northwest Denver corridor - adding a sports anchor that will draw consistent event-day traffic through the I-25 / Speer interchange that borders this site. Sports stadiums reliably catalyze residential and retail demand within a half-mile radius.

Empower Field & the I-25 Spine

Empower Field at Mile High is directly adjacent. The I-25 / Speer corridor connecting these stadiums to downtown is the single most transit- and demand-activated stretch of land in the Denver metro. 2420 Alcott Street sits at the intersection of that spine and one of the fastest-densifying residential neighborhoods in the city.

What’s Already Built Next Door

The macro catalysts are still developing. The immediate comparable evidence is already on the ground:

The Alcott (2424 Alcott)	12-story by-right C-MX-12 luxury apartment tower - built and operating immediately adjacent to this site
Grand Peaks (26th & Alcott)	15-story, 626-unit project under construction with The Weitz Company and OZ Architecture - marketed as metro Denver's largest for-rent high-rise
Decatur Point (27th & Decatur)	203-unit Riverpoint Partners community - complete
The Raleigh at Sloan's Lake	Sold 2025 for \$125.6M at ±\$504,000/unit - the institutional benchmark for stabilized West Denver multifamily



The Investment Case

Why Now

The Land is Finite

Half-acre, full-block-corner sites with C-MX-12 entitlement, I-25 frontage, and unobstructed downtown views are not being created. Every project that breaks ground in Jefferson Park, LoHi, and the Highlands removes inventory from a pool that was already small. This site type does not come back to market.

The Building is Your Bridge

Most strategic land positions force a buyer to choose between paying to hold or selling under pressure. 2420 Alcott Street does not. The existing ±8,795 SF building - with reinforced concrete structure, 2022 mechanicals, and ±30 on-site parking spaces - gives the next owner a fully functional space for their business while the surrounding corridor matures. Own the land, use the building, capture the upside.

The Thesis In Three Lines

Acquire the land. Occupy the building. Let four of Denver’s largest redevelopment projects - River Mile, Ball Arena, the women’s soccer stadium, and Empower Field - build the market around you.

The Delivery Window is the Opportunity

Denver multifamily construction starts have collapsed from roughly 2,800 units at the recent peak to approximately 300 units currently in the pipeline for this submarket. A project entitled and built into a 2027–2028 delivery window enters a market of materially constrained new supply. Developers underwriting at this moment are building for the market that opens when supply tightens - not the one that exists today.

Institutional Capital Is Already Here

The Raleigh at Sloan’s Lake traded in 2025 at \$504,000 per stabilized unit. Grand Peaks is delivering 626 units two blocks north with institutional construction financing. The city adopted the Near Northwest Area Plan in January 2024 formalizing this corridor as a growth zone. The thesis is not speculative - it is already underway.



The Numbers

Address	2420 Alcott Street & 2401 24th Avenue, Denver, CO 80211
Neighborhood	Jefferson Park
Price	\$3,295,000
Lot Size	±22,276 SF (±0.511 acres) including vacated ROW
Building Size	±8,795 SF across three levels
Year Built	1974 - Cab Childress, Architect
Zoning	C-MX-12 - Commercial Mixed-Use, up to 12 stories by right
Parking	±30 surface spaces (±3.41/1,000 SF)
HVAC	4 Carrier RTUs, installed 2022
Roof	Replaced 2022
Construction	Reinforced concrete frame, insulated masonry walls
Annual Taxes	\$50,872 (combined parcels)
Concept Review	Filed 2024 - Project No. 2024PM00000048
Departments Cleared	7 of 11 City of Denver departments

See the Property



The Property Today
The Land Tomorrow
3D Matterport Tour

Contact

Your Advisors



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