

FOR SALE

1240 31ST STREET

DENVER, CO 80205

innovate
COMMERCIAL REAL ESTATE



› PROPERTY OVERVIEW

\$875,000

ASKING PRICE

\$461/SF

PRICE PER SQUARE FOOT

Property Summary

PROPERTY TYPE	Live/Work Loft Condominium
YEAR BUILT	2008
CONFIGURATION	2 Bed / 2.5 Bath
BUILDING SF	1,900 SF
STORIES	3 (loft + rooftop deck)
PARKING	2 Spaces (Garage)
ZONING	I-MX-3 (Live/Work)
NEIGHBORHOOD	Curtis Park
ANNUAL PROPERTY TAXES	\$3,538 (2025)
HOA DUES	\$680/Month

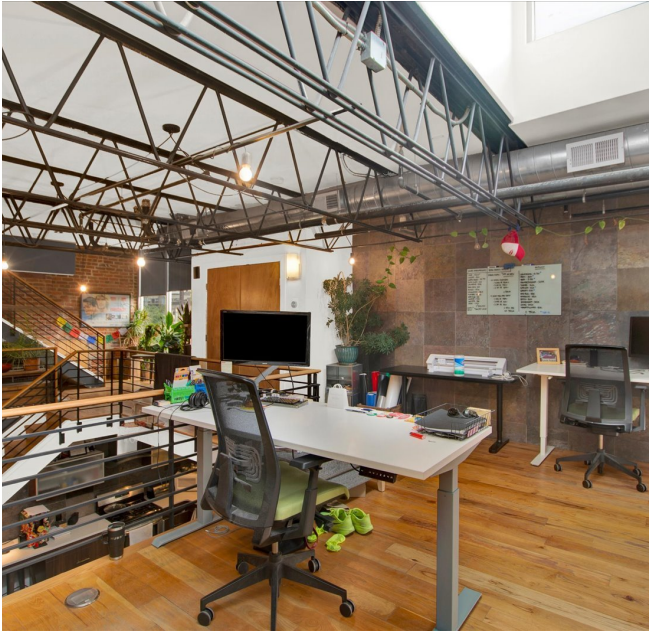
HOA dues include exterior insurance, building maintenance, snow removal, landscaping, water, trash/recycling, and fire inspection.



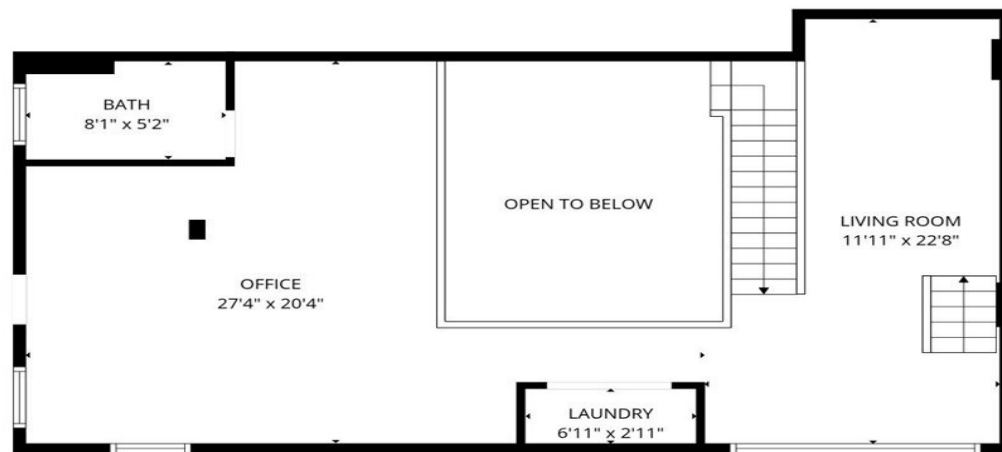
- ◆ A one-of-a-kind live/work loft wrapped in a **hand-painted, floor-to-roofline mural** that has made this corner of 31st Street a neighborhood landmark. Inside, the three-story layout pairs exposed brick, steel truss ceilings, and polished concrete floors with a full kitchen, mezzanine-level office/studio space, and a private rooftop deck with downtown views.
- ◆ Zoned I-MX-3 for **flexible live/work use**, the unit offers a rare combination of creative studio space and residential comfort just blocks from Larimer Street, RiNo's gallery and restaurant corridor, and the 38th & Blake rail station — an 84/100 Walk Score submarket with strong owner-occupant demand.



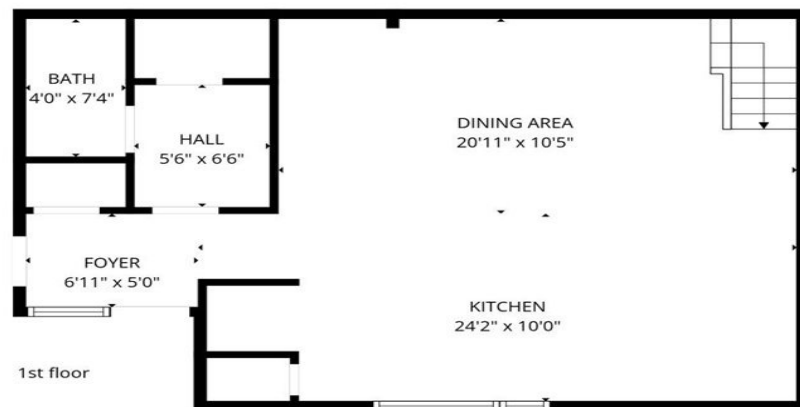
PHOTOS



› FLOOR PLAN



2nd floor



1st floor



3rd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Curtis Park / RiNo Art District

1240 31st Street sits in Curtis Park, **Denver's oldest platted residential neighborhood** and the direct gateway to the River North (RiNo) Art District. Established in the 1870s, Curtis Park retains one of the city's largest collections of Victorian-era homes alongside adaptive-reuse lofts, new-build townhomes, and creative studio space — of which the subject building, wrapped floor-to-roofline in its own hand-painted mural, is a signature example.

Buyers gain **immediate walkable access** to RiNo's restaurant, brewery, and gallery corridor along Larimer and Walnut Streets, plus the neighborhood's dense concentration of street art, working artist studios, and design/creative firms that have made RiNo one of Denver's most recognized cultural districts.

The **38th & Blake commuter rail station** connects directly to Union Station and DIA, with quick reach to I-70 and I-25. Curtis Park's mix of historic character, infill redevelopment, and creative-economy tenancy has driven sustained owner-occupant and investor demand across Denver's Central submarket.

Continued reinvestment along **Brighton Boulevard and Larimer Street** has kept Curtis Park / RiNo among Denver's most closely watched submarkets for owner-occupants and investors alike.



Trade Area Demographics

Metric	1 Mi	3 Mi	5 Mi
Population	56,514	262,260	646,058
Occupied Households	29,012	131,380	284,453
Median Age	32.3	34.5	35.2
Avg. Household Size	1.95	2.00	2.27
Median HH Income	\$105,575	\$99,339	\$92,870
Est. Average HH Income	\$111,700	\$111,450	\$107,000

All figures reflect 2024 estimates.

› CONTACT AND DISCLAIMER



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