

ROUTE 40



Project Details

Route 40 is a planned eight story mixed-use development on the corner of Colfax and Corona. The \$80 million investment will revitalize the Colfax corridor, reshape Denver's main street, and invigorate the way it is used and occupied by businesses and residents. Route 40 will be a much needed complement to the vibrant, always-happening nature of the Colfax corridor.

Project Attributes

The mixed-use development will boast several new amenities. It will include an open food court and market area on the ground floor, helping to activate the street level. The entire second floor will be used as a co-work space and floors three through eight will include up to 191 residential units.



Parking

Up to 226 parking spaces will be available to both residents and the public. The parking garage has been designed for convenience with access from both Corona and the alley. The ownership group intends to allow public parking to help alleviate some of the neighborhood's concerns about parking struggles, especially during concerts at the nearby Fillmore Auditorium and Ogden Theater.

Existing Site



The existing building has become vastly underutilized, leaving an ugly mark on Denver's iconic Colfax Avenue. The vacant building has become an eyesore and a safety concern for the neighborhood; it does not benefit the surrounding community and it diminishes the significance of the site.

Design and Building Materials

The development has been designed by Davis Partnership Architects. Building materials include a mixture of brick, concrete, and metal paneling with storefront windows to create a street front that is attractive and welcoming. The interior of the development will include wood, brick, and tile.



While places like RiNo and South Broadway have seen investment and revitalization during this development cycle, Colfax has largely missed out. The project's mix of uses and quality of design will encourage a mix of people to live, work, and play on Denver's vibrant main street and will act as a catalyst for further improvements along Colfax. Route 40 will invigorate the way people work and interact at the heart of Colfax.

Route 40

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